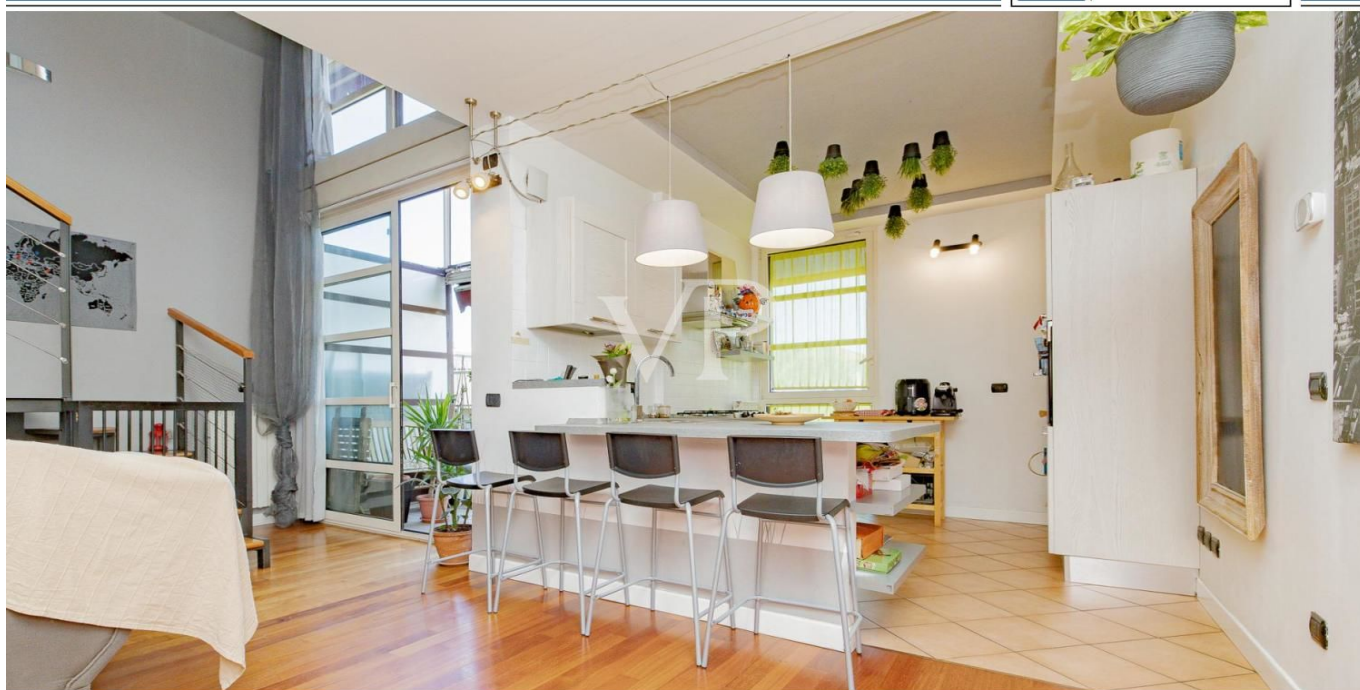


Milano – Farini

## Modern and bright three-room apartment on two levels with garage

Property ID: IT252942196



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 570.000 EUR • LIVING SPACE: ca. 91 m<sup>2</sup> • ROOMS: 3

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## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT252942196                     |
| Living Space         | ca. 91 m²                       |
| Floor                | 2                               |
| Rooms                | 3                               |
| Bedrooms             | 2                               |
| Bathrooms            | 2                               |
| Year of construction | 2003                            |
| Type of parking      | 1 x Duplex, 30000<br>EUR (Sale) |

|                |                      |
|----------------|----------------------|
| Purchase Price | 570.000 EUR          |
| Commission     | Subject to comission |
| Total Space    | ca. 111 m²           |
| Usable Space   | ca. 109 m²           |
| Equipment      | Balcony              |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy certificate valid until | 07.07.2035 | Energy Certificate                                   | Energy demand certificate |
|                                |            | Final Energy Demand                                  | 184.17 kWh/m²a            |
|                                |            | Energy efficiency class                              | D                         |
|                                |            | Year of construction according to energy certificate | 2003                      |



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## The property



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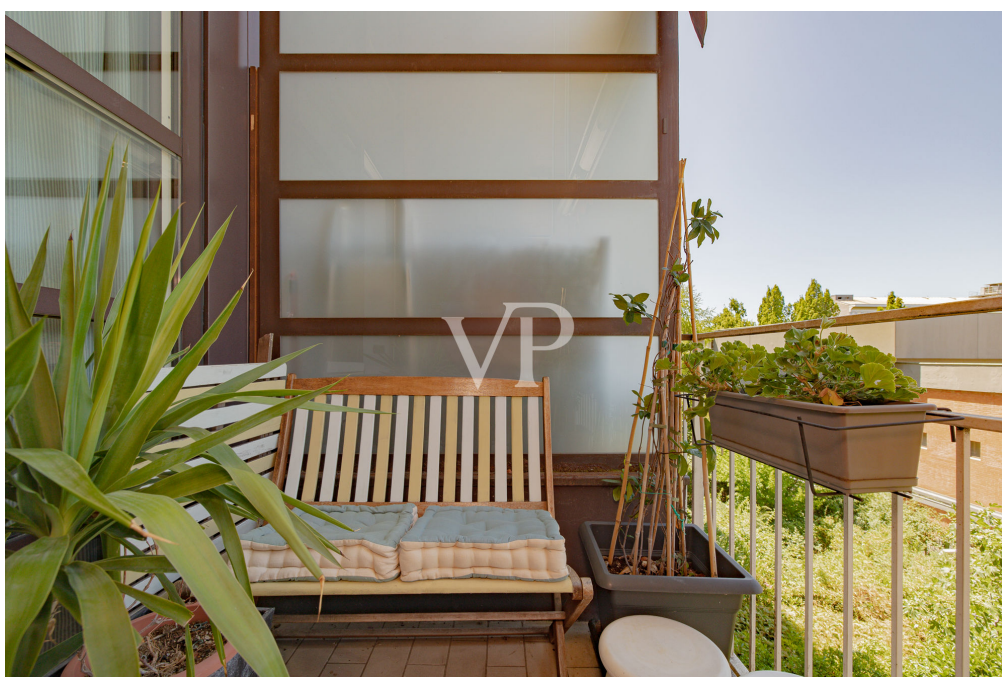
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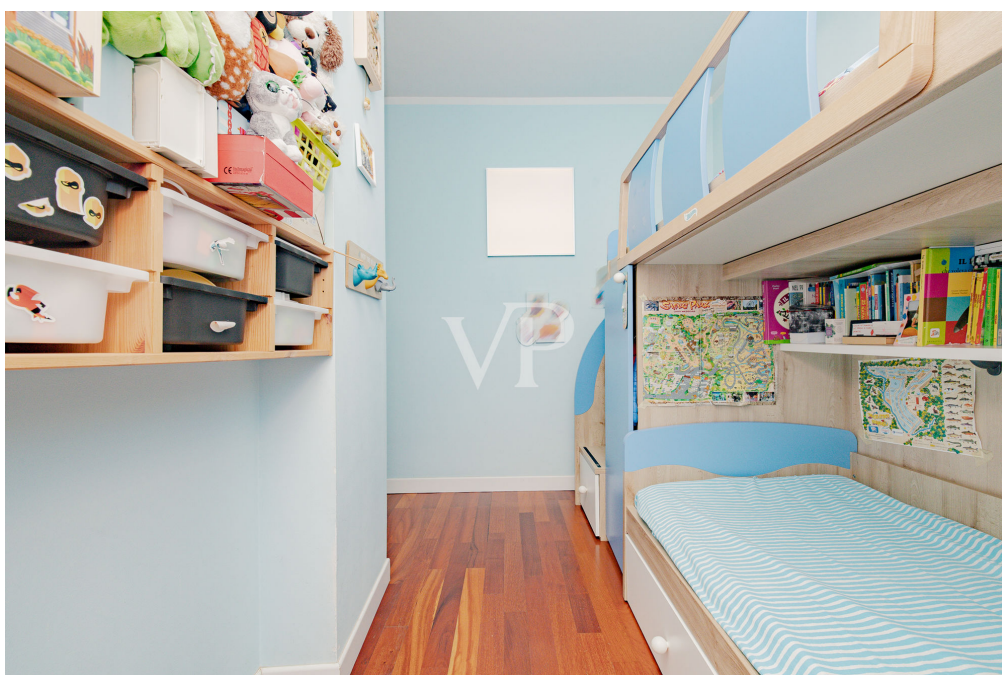
## The property





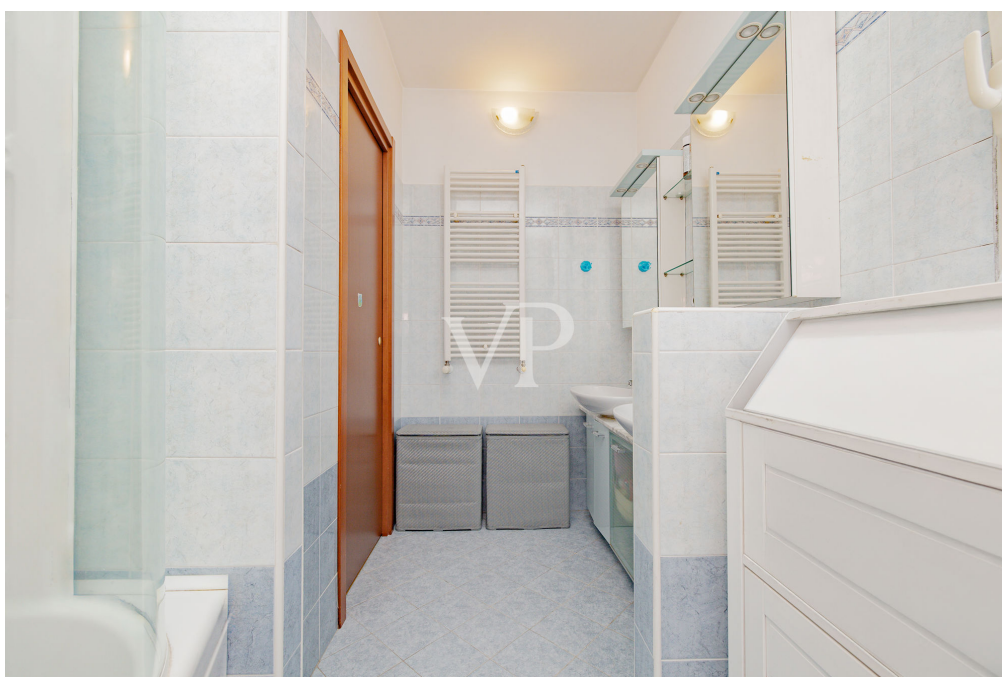
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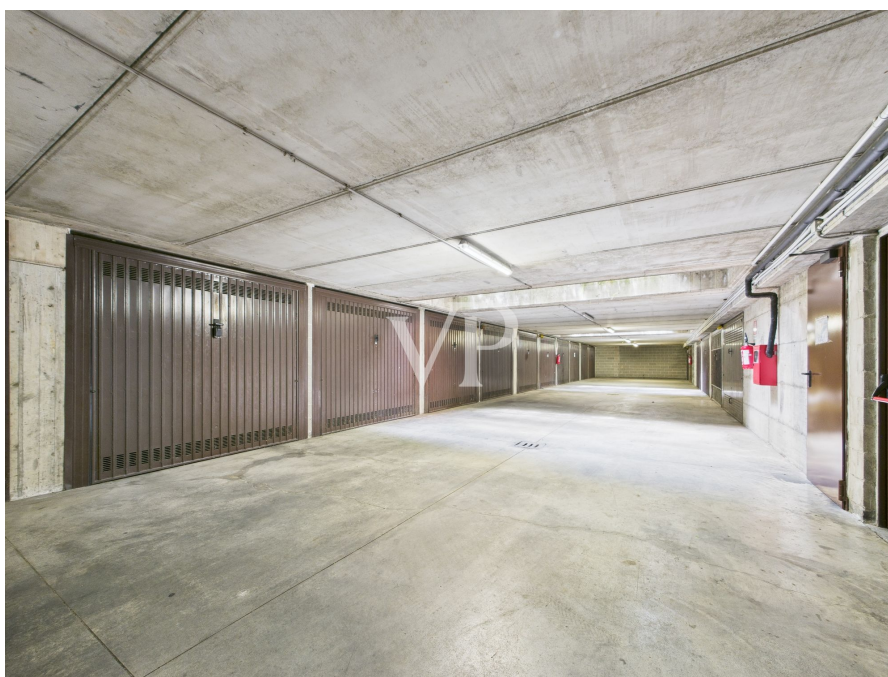
## The property





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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

In the Lancetti neighborhood, a residential area valued for its convenient connections and proximity to important city hubs such as Porta Garibaldi, Isola and Bovisa, Viale Lancetti now represents a meeting point between everyday functionality and urban convenience. In a modern building, built in 2003 and served by elevator. Von Poll Real Estate offers for sale an apartment located on the second floor, developed on two levels. The property, in excellent condition, is distinguished by the rational distribution of space, excellent brightness, and double exposure. The location on the inner side with respect to the avenue, ensures a quiet and peaceful atmosphere.

In detail, the first level leads to a bright living area consisting of a large living room with open kitchen, harmoniously integrated with the dining area and equipped with direct access to the balcony. Direct access to this outdoor outlet gives the environment a pleasant continuity between indoors and outdoors, ideal for enjoying an outdoor breakfast or an evening aperitif. Completing the floor is a first windowed bathroom with shower stall. An internal staircase leads to the second level of the house, dedicated to the sleeping area, which houses a master bedroom, a second versatile room, ideal as a bedroom or study, and a second large windowed master bathroom with tub.

The property is completed by a convenient garage, located in the basement of the same building and conveniently accessible by elevator, available at an additional cost of 30,000 euros.

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## Details of amenities

The apartment is equipped with every modern comfort, designed to ensure daily well-being, functionality and attention to energy conservation. Key features include:

- Independent heating and air conditioning, for personalized management of the indoor climate in every season
- State-of-the-art video intercom, for enhanced security and convenience in access
- Automated electric blinds with light and wind sensors, which adjust according to solar radiation, contributing to living comfort and energy efficiency and to automatically retract in strong winds to ensure safety and durability
- Large glazed surfaces, providing excellent natural light
- Thermally and acoustically insulated double-glazed windows and doors, for a quiet and well-conditioned atmosphere
- Armored door, guaranteeing greater security
- Parquet flooring
- In the garage area there is an area dedicated to bicycle storage



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## All about the location

Viale Lancetti is part of a strategic residential context in Milan, now at the center of a significant urban transformation process. In fact, the area is the protagonist of the majestic Scalo Farini redevelopment project, one of the most significant urban interventions underway in the city, which envisages the creation of a large public park of about 300,000 square meters, together with new residences, cultural spaces, areas for services and modern infrastructures designed for sustainable mobility.

Adding further prestige to the project will be the arrival of the new headquarters of the Brera Academy, a historic Milanese institution of excellence, which will bring new cultural and creative vitality to the area.

The area is excellently served by public transport: in the immediate vicinity are the Lancetti rail link, the Maciachini stop of the M3 subway (yellow line) and numerous surface lines, which guarantee fast and efficient connections to the center and the main areas of the city. In addition, the location is strategic with respect to booming neighborhoods such as Isola, renowned for its wealth of services, stores and trendy restaurants. Also nearby are the Bovisa and Cenisio neighborhoods, recognized for their vibrancy, innovation and quality of life.

All this makes Viale Lancetti an attractive choice for those looking for a home in a growing context,

Property ID: IT252942196 - 20158 Milano – Farini

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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