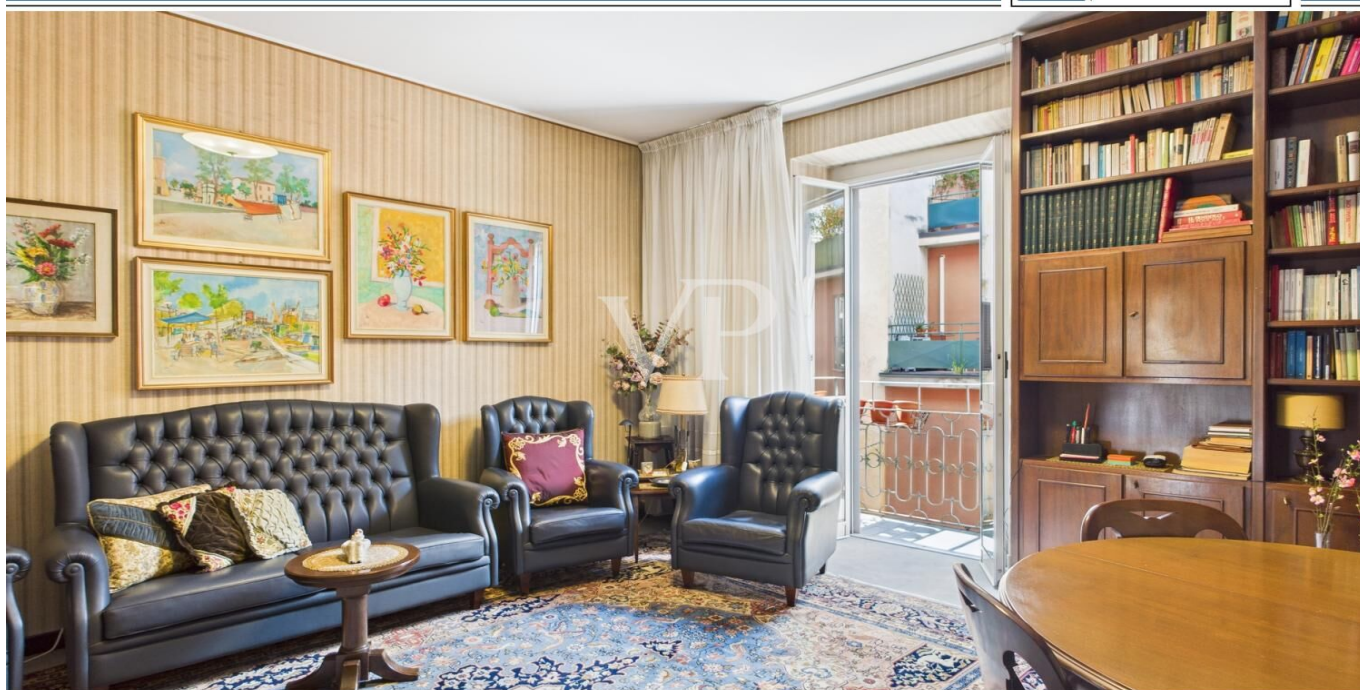


Milano – Corso Genova

## Interesting NUDA PROPERTY with garage near the Conca del Naviglio

Property ID: IT252942387



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

PURCHASE PRICE: 740.000 EUR • ROOMS: 3

Property ID: IT252942387 - 20123 Milano – Corso Genova

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## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT252942387                     |
| Floor                | 3                               |
| Rooms                | 3                               |
| Bedrooms             | 2                               |
| Bathrooms            | 1                               |
| Year of construction | 1900                            |
| Type of parking      | 1 x Garage, 70000<br>EUR (Rent) |

|                |                           |
|----------------|---------------------------|
| Purchase Price | 740.000 EUR               |
| Commission     | Soggetto a<br>commissione |
| Total Space    | ca. 111 m <sup>2</sup>    |
| Usable Space   | ca. 108 m <sup>2</sup>    |
| Equipment      | Balcony                   |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Light natural gas            | Final Energy Demand                                  | 107.37 kWh/m²a            |
| Energy certificate valid until | 03.10.2033                   | Energy efficiency class                              | D                         |
|                                |                              | Year of construction according to energy certificate | 1940                      |

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## The property



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## The property



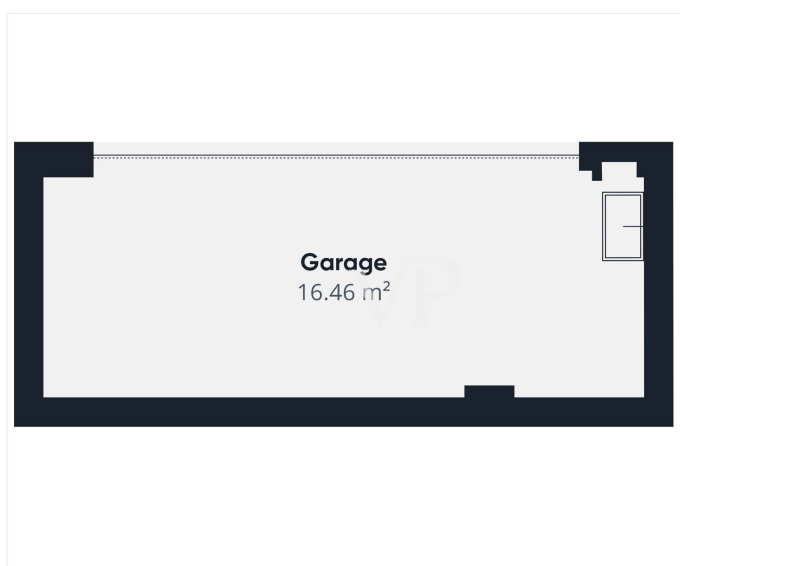
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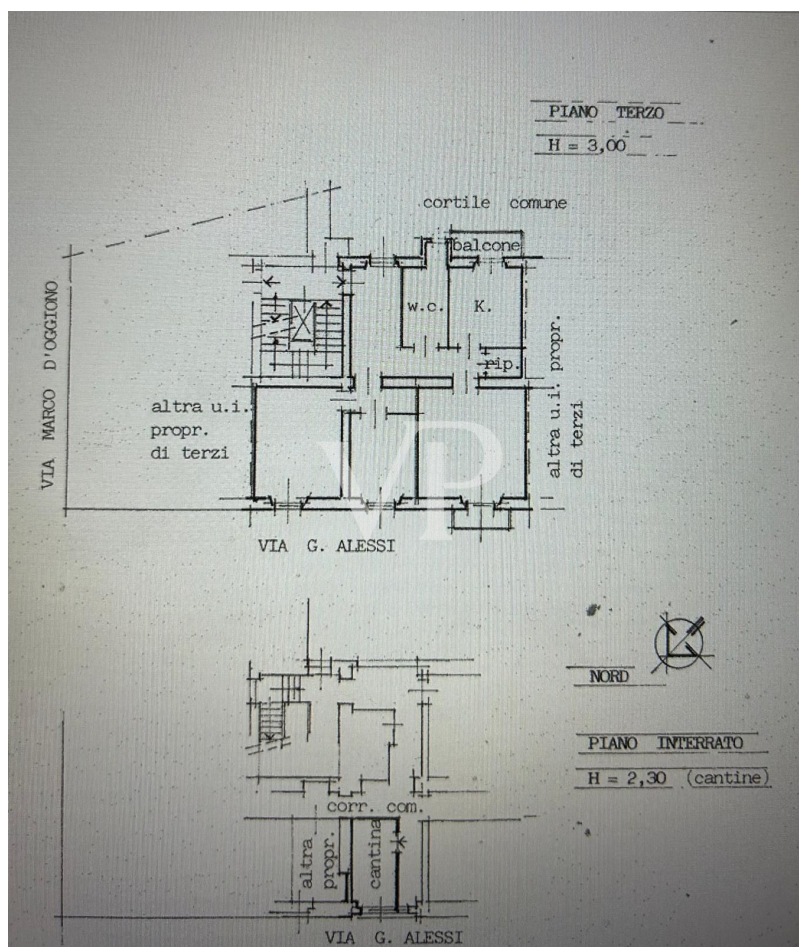
## The property



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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 Via Galeazzo Alessi, in the center of Milan, in a strategic location just a step away from the historic Basilica of Sant'Ambrogio, the Columns of San Lorenzo and the Darsena dei Navigli, we offer in exclusive, the NUDA PROPERTY (with only 92-YEAR-OLD USUFUCTUARY) of a delightful three-room apartment of 111 square meters on the third floor with elevator and with the only garage present in the entire condominium.

The early 1900s Art Nouveau-style building, located in a quiet and safe street, is currently undergoing renovation involving the roof and is in good condition in all common parts, in perfect alignment with the style of the historic center of Milan.

The property is equipped with a front desk with concierge service available for half days, ensuring comfort and security for residents.

This apartment represents a truly unique INVESTMENT OPPORTUNITY in the heart of Milan, in an exclusive context, with all amenities and services at your fingertips.

The property unit located on a high floor, is in good condition and has a double south-north exposure. The southern orientation illuminates the apartment with natural light throughout the day. The exterior facing onto a quiet street and the interior facing onto the condominium courtyard infuse every room with an atmosphere of tranquility, making the apartment a true oasis of peace and well-being.

In detail, upon entering, we find an entrance hallway, exploited with a large closet, which leads us to the sleeping area with two bedrooms, of which the master bedroom, of generous size. Continuing, we find the large living room with balcony, again on the right side of the apartment. On the left side we find a functional large windowed bathroom equipped with a bathtub and shower and the convenient eat-in kitchen with the second outdoor outlet open view of the inner courtyard.

A practical storage room and a shoe rack complete the interior layout of the property.

A pertinent cellar is also owned and, at an additional cost of 70,000 euros, the only garage in the building is available, a very convenient and exclusive pertinence in an area where finding parking is extremely difficult. Both located inside the building and easily accessible.

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## Details of amenities

The apartment, is furnished with attention to detail and all spaces have been optimized also thanks to the presence of custom-made closets in the spaces of the bedrooms and entrance.

Features of the apartment include double-glazed window frames for better insulation and an independent heating system with the boiler replaced in 2018.

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## All about the location

This property, ideal as an investment, is nestled in a charming residential setting. Located on a quiet street at the beginning of Area C, it enjoys a strategic location in the heart of the city. Within a short distance are the soon-to-open Roman Amphitheater Park, the Darsena dei Navigli, the Columns of San Lorenzo and the Basilica of Sant'Ambrogio. The area is among the most vibrant in Milan, renowned for its exclusive boutiques, dining scene, nightlife, and rich artistic and cultural heritage. The location provides convenient access to public transportation, including the subway (M4 De Amicis and M2 Sant'Agostino), as well as several bus and streetcar lines, which provide quick access to every area of the city, including Linate Airport.

The Università Cattolica del Sacro Cuore is just a 10-minute walk away, while Bocconi, IULM and Statale universities are easily reached in a short time. The area is also rich in essential services, stores and green spaces, such as the Conca del Naviglio gardens and Solari Park, which offer opportunities for outdoor recreation and relaxation.

With immediate access to all the amenities offered by the bustling city of Milan, this property offers the perfect balance of exclusivity, tranquility, and practicality that make it perfect as an investment property.

Property ID: IT252942387 - 20123 Milano – Corso Genova

## 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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