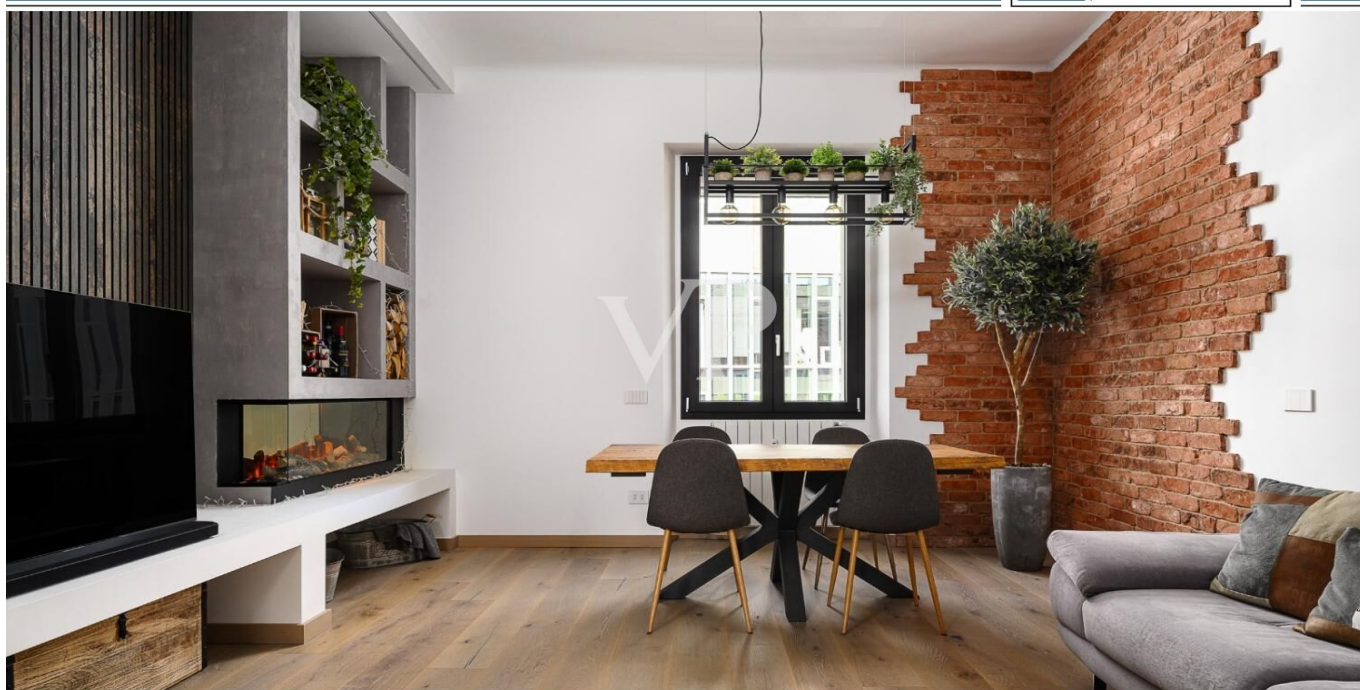


Milano – Garibaldi - Corso Como

Elegant four-room apartment finely renovated - high floor

Property ID: IT252942433



www.von-poll.it

PURCHASE PRICE: 1.890.000 EUR • ROOMS: 4

Property ID: IT252942433 - 20124 Milano – Garibaldi - Corso Como

- At a glance
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- Energy Data
- Floor plans
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- All about the location
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Property ID: IT252942433 - 20124 Milano – Garibaldi - Corso Como

At a glance

Property ID	IT252942433
Floor	5
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1930
Type of parking	1 x Garage

Purchase Price	1.890.000 EUR
Commission	Subject to commission
Total Space	ca. 160 m ²
Equipment	Balcony

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Energy Data

Energy certificate valid until	30.09.2034	Energy Certificate	Energy demand certificate
		Final Energy Demand	175.00 kWh/m²a
		Energy efficiency class	D
		Year of construction according to energy certificate	1930

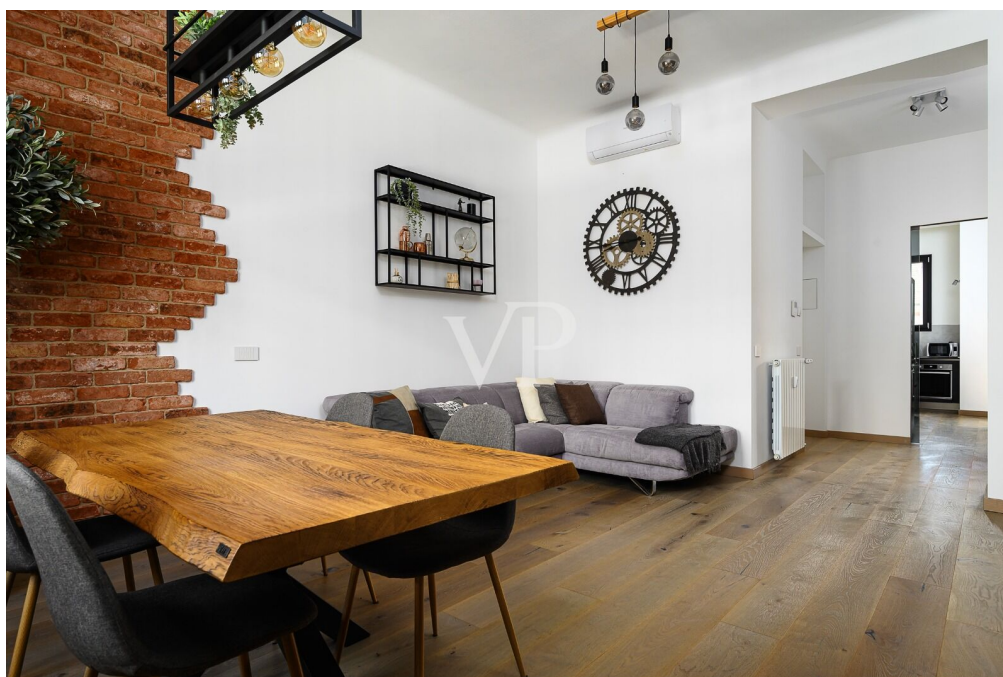
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The property



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The property



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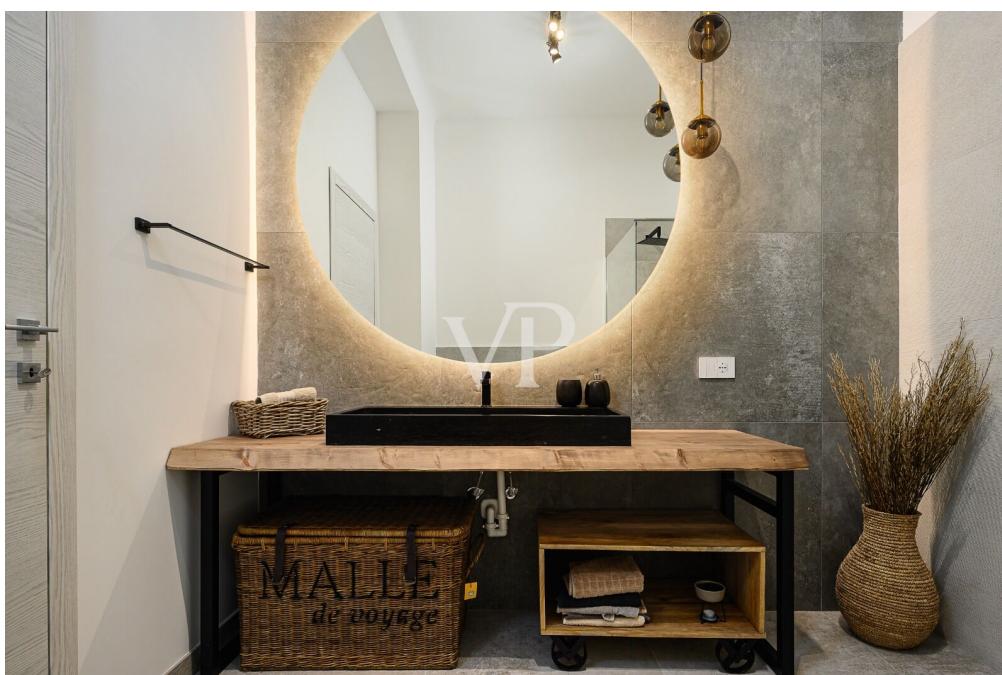
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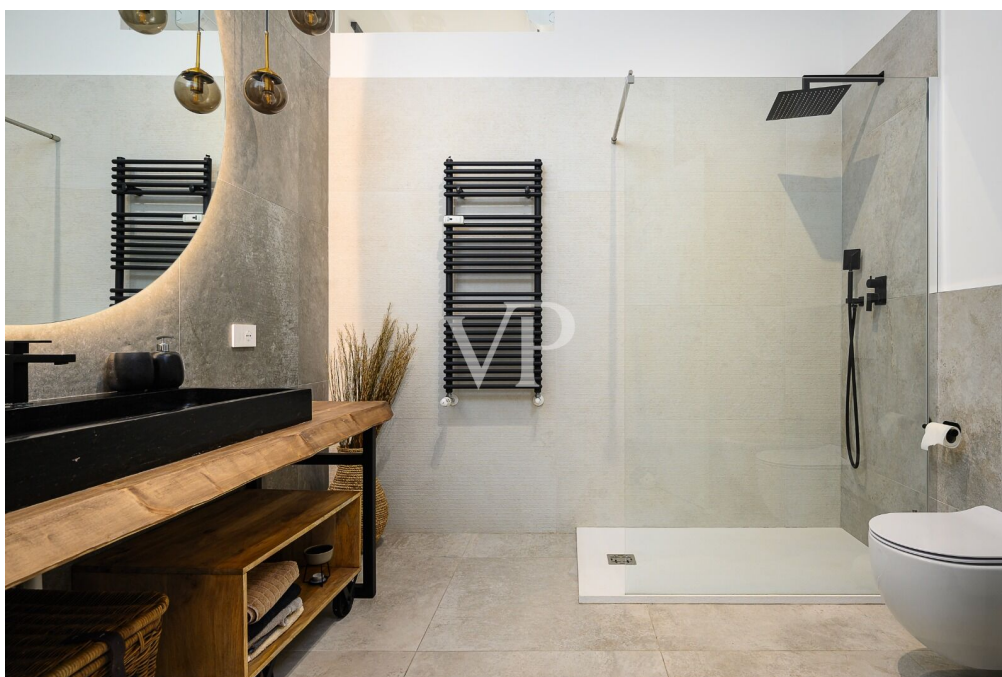
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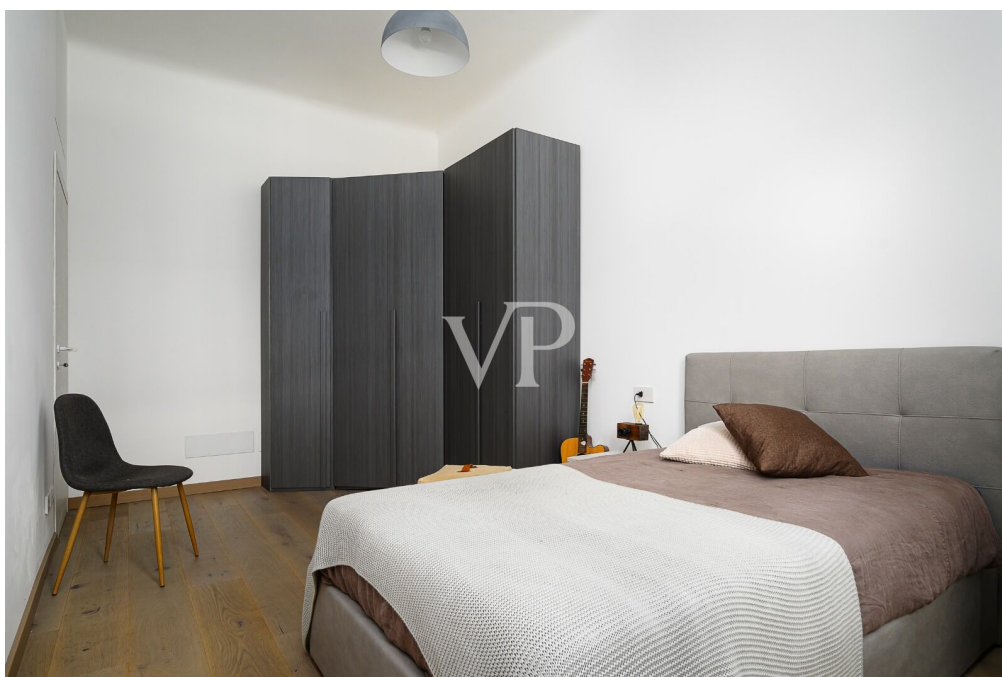
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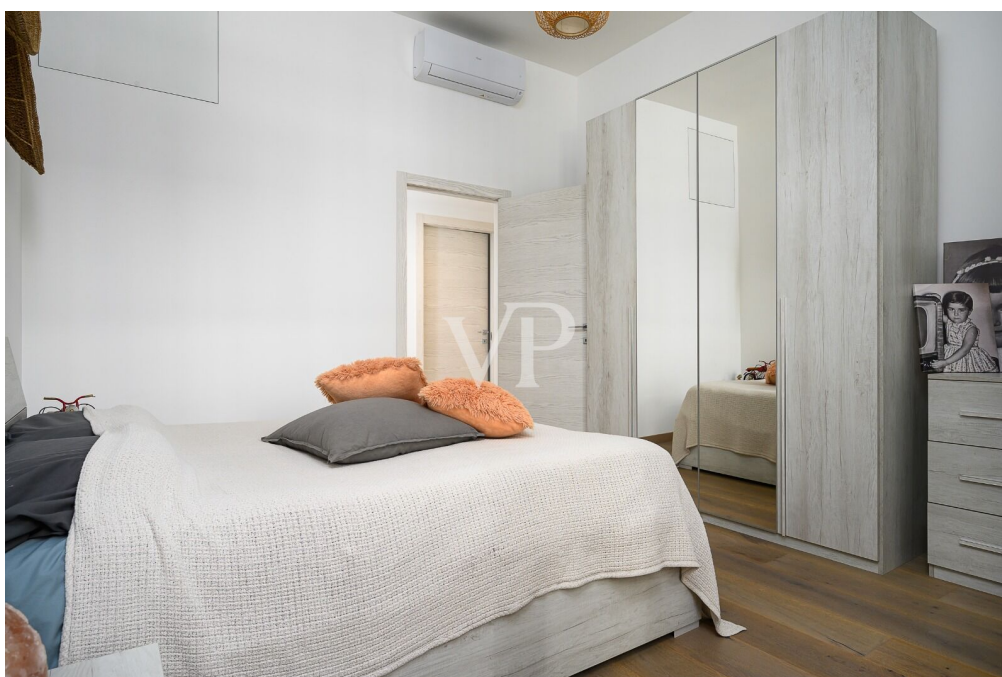
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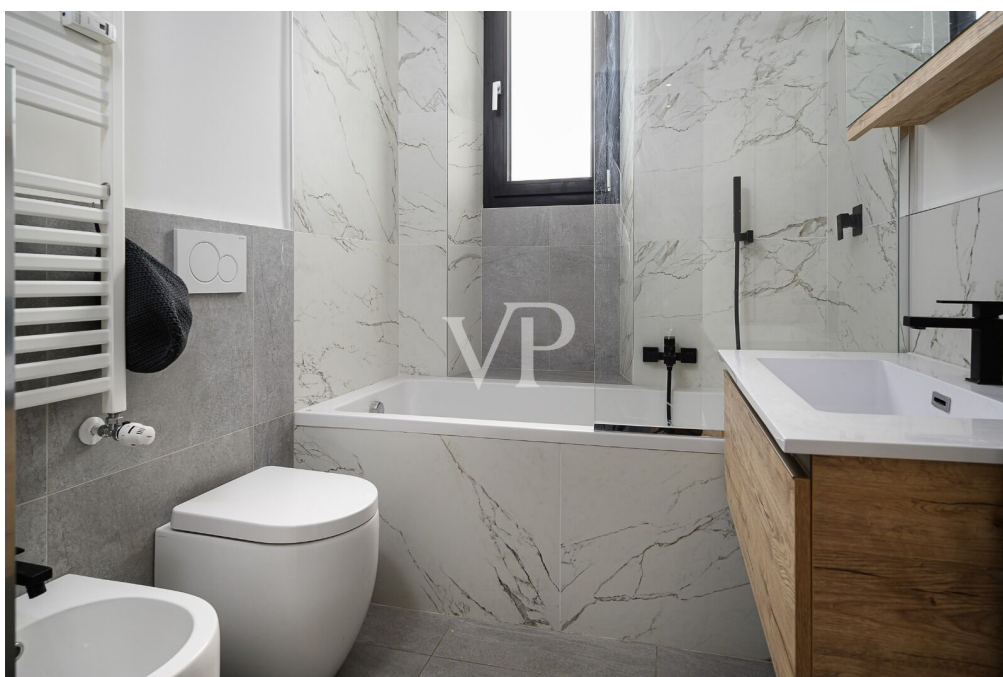
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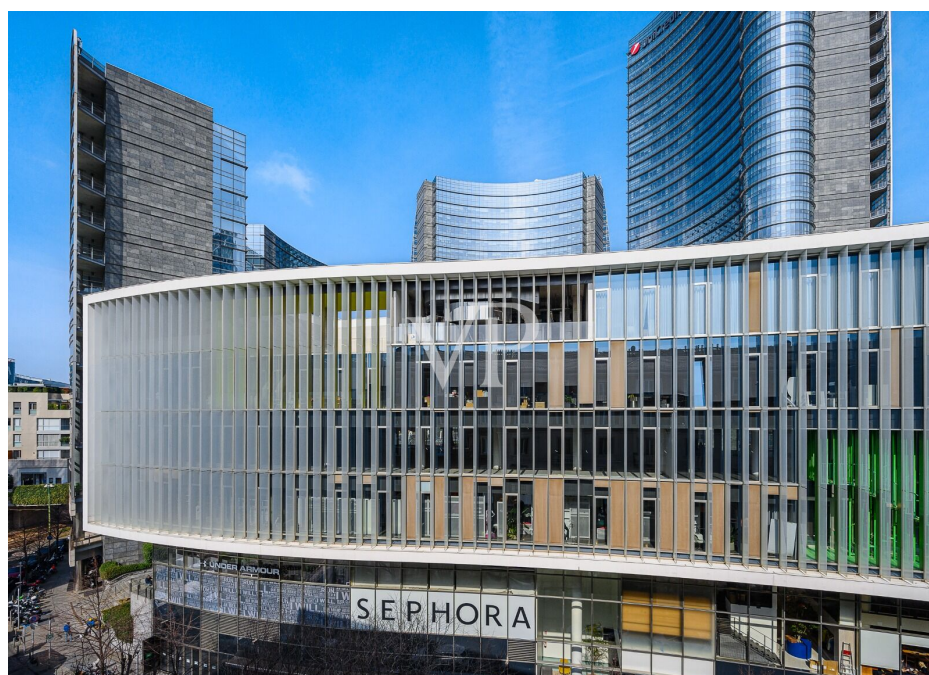
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The property



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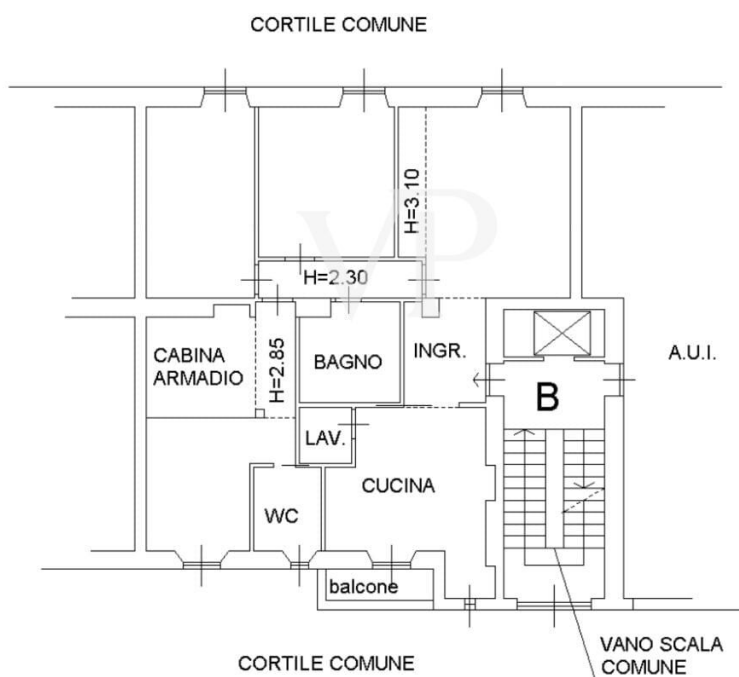
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Floor plans

11:13



PIANO QUINTO H=mt 3.30



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.

Property ID: IT252942433 - 20124 Milano – Garibaldi - Corso Como

A first impression

Viewing Piazza Gae Aulenti, in the most sought-after area of Milan, we offer for sale a luxurious apartment of 160 sqm located on the fifth and penultimate floor of an elegant residential complex with garden/courtyard for common use, whose facade has undergone redevelopment.

The property has a double SOUTH - NORTH exposure with one part overlooking the quiet condominium garden and the other overlooking the modern Piazza Gae Aulenti. Both areas are totally silent.

The apartment was completely renovated in 2020 with high quality finishes and is composed as follows: large entrance hall with filomuro coats, eat-in kitchen, with lovely small balcony overlooking the inner courtyard (from which you can see the new Vertical Nest of Unipol Tower) and a very convenient laundry area, large living room overlooking UniCredit Tower and the other wonderful buildings of the renowned Gae Aulenti Square.

A door separates the living area from the sleeping area, where we find: main bathroom, two large double bedrooms, third master bedroom with windowed en suite bathroom with huge walk-in closet.

All along the corridor we have an elevated storage room.

Plumbing, electrical and air conditioning systems have been completely redone ensuring maximum energy efficiency and safety. Doors and windows have also been renovated, and every window and patio door is equipped with a retractable mosquito net.

The property is sold complete with all custom-made furniture and appliances and will be the subject of the sale for an amount of € 40,000.00.

The thickness of the walls, the height of the ceiling (3.30 meters) and the double exposure guarantee the same very cool environments during the summer season.

Complete the property cellar, attic and attached garage.

Concierge service for the entire day from Monday to Friday and for the morning on Saturday. Central heating.

The area is perfectly served by public transport, and in particular: streetcar within walking distance, Garibaldi station (with walkways and subway) a 5-minute walk, Central station 15 minutes away.

Property ID: IT252942433 - 20124 Milano – Garibaldi - Corso Como

Details of amenities

- Double exposure
- Fine finishes
- Large storage room in elevation
- Concealed mosquito nets
- Cellar of pertinence
- Appurtenant attic
- Relevant garage
- All-day concierge service
- Elevator

Property ID: IT252942433 - 20124 Milano – Garibaldi - Corso Como

All about the location

Located in the heart of the Garibaldi-Isola district, Via Francesco Viganò 8 is an address that combines prestige, convenience and livability. It is just a short walk from Piazza Gae Aulenti, a true symbol of contemporary Milan, and Garibaldi station: two hubs that guarantee excellent connections to the subway (lines M2, M5), the railway link, streetcars and city buses.

The area is served by every neighborhood service: supermarkets just a few meters away, pharmacy very close, elementary and middle schools in the immediate vicinity.

Despite its proximity to the nerve centers of nightlife, offices, and restaurants, the street is surprisingly quiet thanks to the buildings' double exposure and the presence of internal courtyards.

Property ID: IT252942433 - 20124 Milano – Garibaldi - Corso Como

Contact partner

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