

Milano – Piazza Napoli

## Large three-room rented apartment with two balconies and two rooms, on the 1st noble floor

Property ID: IT242941513



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

**PURCHASE PRICE: 395.000 EUR • ROOMS: 3**

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT242941513 |
| Available from       | 01.06.2027  |
| Floor                | 1           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 1           |
| Year of construction | 1930        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 395.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 80 m²             |
| Equipment      | Balcony               |

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Central heating                                                             |
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

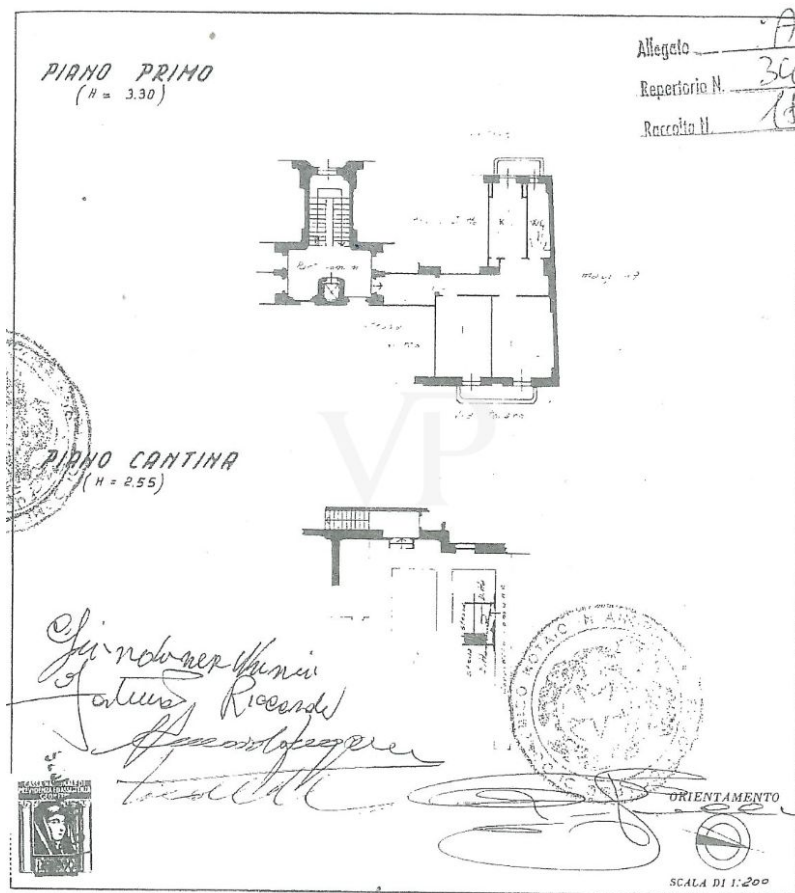
## The property



Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## 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.

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## A first impression

We offer for sale an apartment in a circa 1930 building on Leone Tolstoi Street, equipped with an elevator and half-day doorman service. The property of about 80 square meters currently consists of a cozy eat-in kitchen, two bedrooms, a windowed service and two balconies. A spacious basement on the -1 floor completes the property. The apartment has a double exposure and boasts excellent brightness despite being located on the first noble floor. The double-glazed windows and interior doors were renovated in 2019. The two bedrooms are served by one of the two balconies (the larger), while the smaller one, which exposes to the condominium courtyard, is very functional because it serves the kitchen. At the end of June 2024, it was resolved to install a new condominium boiler and renovate the facade of the building. These works, are therefore, completely borne by the selling party. The property is currently leased for about 2 years. It is a unique opportunity for those looking for a valuable property, whether for personal use or investment. Contact us for more information and to discover the full potential of this interesting real estate proposal in the heart of Milan.

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## Details of amenities

- Half-day concierge service
- Elevator
- Fixtures, double glazing and interior doors from 2019
- Bathroom equipped with all sanitary ware
- Tile and parquet floors
- Presence of satellite TV
- Fiber optics
- 2 Balconies
- Central heating system with gas radiators
- New condominium boiler
- New building facade

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## All about the location

The apartment is located at 11 Via Leone Tolstoy, in the heart of Milan. The location is ideal for those wishing to live in one of the most vibrant and dynamic cities in the country, with the city center located less than 5 km away. Students and academic professionals will particularly appreciate the proximity to the university, which can be reached by a walk of about 15 minutes. This area of Milan offers a perfect combination of tranquility and urban convenience, making it an excellent choice for those who want easy access to both urban attractions and prestigious educational institutions. Surface transportation: streetcar No. 14, trolleybus No. 90/91, bus No. 50, M2 and M4 subways, with Porta Genova FS and Tolstoj stops (just a 2-minute walk away), respectively.

Property ID: IT242941513 - 20146 Milano – Piazza Napoli

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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