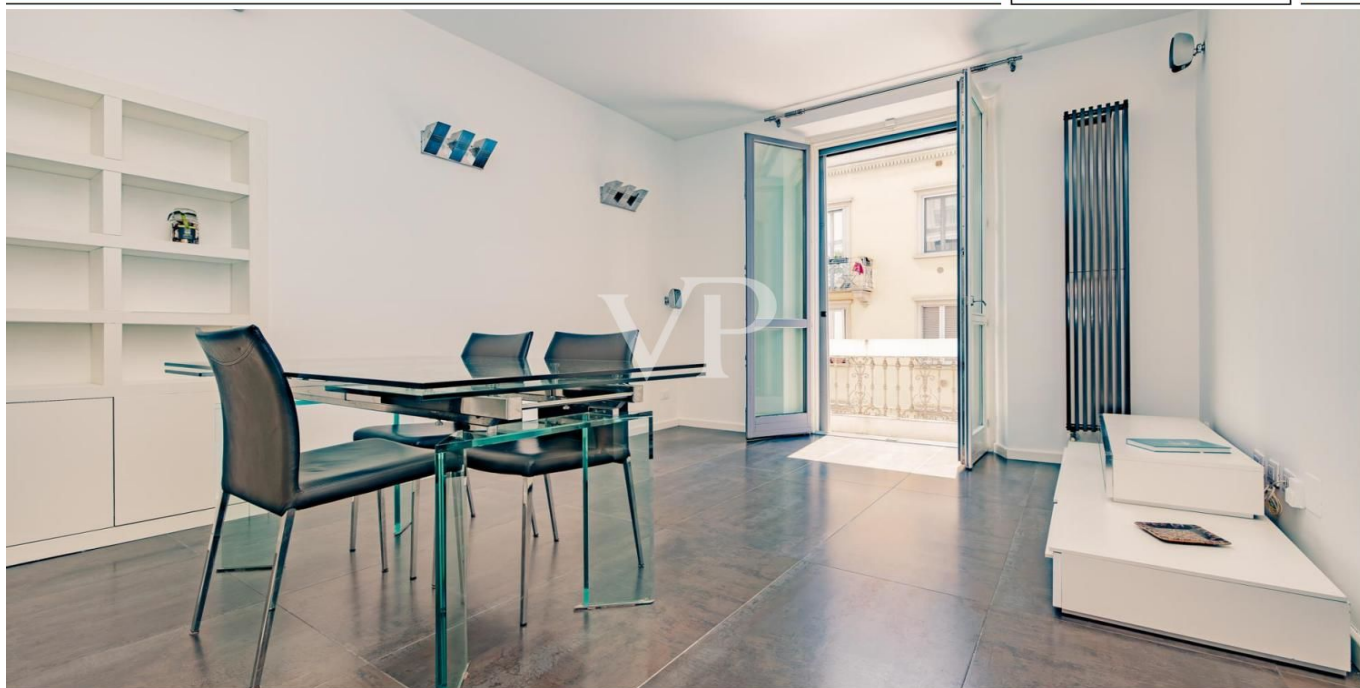


Milano – Porta Venezia

## Elegant four-room apartment with triple exposure - high floor

Property ID: IT252942237



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

**PURCHASE PRICE: 845.000 EUR • LIVING SPACE: ca. 87 m<sup>2</sup> • ROOMS: 4**

Property ID: IT252942237 - 20124 Milano – Porta Venezia

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## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT252942237           |
| Living Space         | ca. 87 m <sup>2</sup> |
| Floor                | 3                     |
| Rooms                | 4                     |
| Bedrooms             | 3                     |
| Bathrooms            | 2                     |
| Year of construction | 1910                  |

|                |                        |
|----------------|------------------------|
| Purchase Price | 845.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 105 m <sup>2</sup> |
| Usable Space   | ca. 100 m <sup>2</sup> |
| Equipment      | Fireplace, Balcony     |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy certificate valid until | 07.07.2020 | Energy Certificate                                   | Energy demand certificate |
|                                |            | Final Energy Demand                                  | 106.73 kWh/m²a            |
|                                |            | Energy efficiency class                              | C                         |
|                                |            | Year of construction according to energy certificate | 1910                      |

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## The property



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## The property



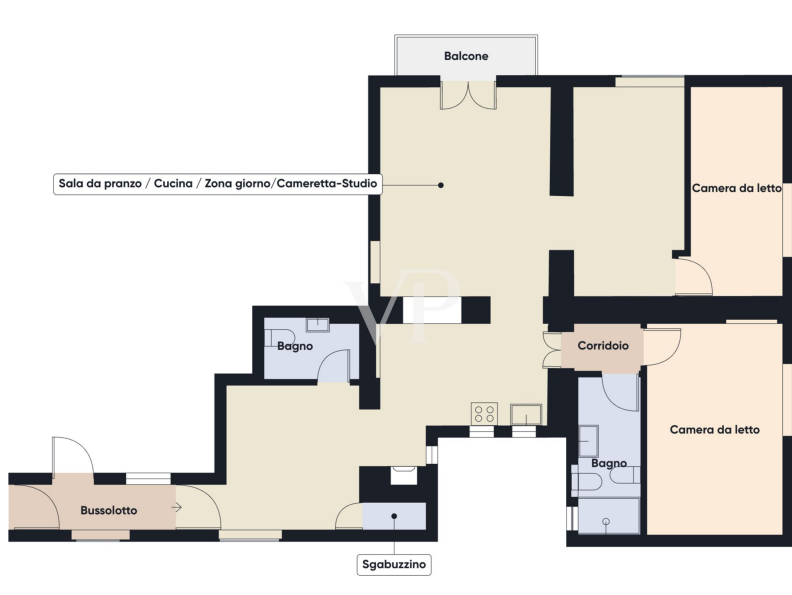
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## The property



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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 Lecco, in the heart of the lively and renowned Porta Venezia district, a few steps from Indro Montanelli Gardens and Corso Buenos Aires, Milan's famous shopping street, we offer in exclusive an elegant solution of 105 square meters, semi-furnished and ready to live, located on the third floor with elevator.

The building is a refined Liberty building of the early twentieth century, among the most elegant in the area, included by Time Out among the "coolest" neighborhoods in the world for its liveliness and dynamic spirit. The building is in excellent condition thanks to a renovation completed in 2019, which involved interior and exterior facades and the roof, carefully preserving the characteristic style of the historic center of Milan. The condominium courtyard has, in addition, a convenient common space dedicated to the shelter of bicycles.

The real estate unit, located on a high floor of intermediate level, is in more than good condition thanks to a valuable renovation. It boasts triple exposure: south in the living area, southwest in the rest of the house and north exclusively at the entrance. This arrangement ensures constant natural lighting throughout the day. The exterior views, protected by the highest quality fixtures, and the interior one on the quiet condominium courtyard, give each room an atmosphere of rare quiet and privacy.

The entrance, preceded by a practical dividing knock, leads to a first room overlooking the inner courtyard: a versatile space, ideal to be furnished with closets and sofas or to be harmoniously integrated into the kitchen area. Completing this area is a convenient walk-in closet, embellished with fine Fornasetti wallpaper, and a first bathroom.

Continuing on is a spacious living area with an open kitchen, embellished by a fully functioning designer fireplace. The living room has direct access to the balcony, ideal for hosting a coffee table and enjoying an outdoor breakfast or an evening aperitif. Three bedrooms are developed on the right side of the apartment: the one adjacent to the living room lends itself to multiple uses as a bedroom, study or dining room, while an additional small bedroom completes the sleeping area. Finally, from the kitchen there is access to a hallway leading to the master bedroom and the main bathroom, which is windowed, equipped with a shower and lined with elegant Bisazza mosaic. All rooms are embellished with large windows that offer a pleasant view of the elegant buildings of the neighborhood.

A large cellar in the basement completes the property.

This apartment represents a truly unique investment opportunity in the heart of Milan, in an exclusive, lively, historic and multicultural context, characterized by Art Nouveau buildings, trendy clubs, restaurants, boutiques, bars and services of all kinds. The area is

perfectly served by the M1 "Porta Venezia" (c.a. 3 minutes walk - c.a. 250 meters) and M3 "Repubblica" subway stations, as well as by surface transportation, and is among the most desirable in the city, ideal for those who want to experience the authentic Milan or for those looking for a solid investment in a dynamic, inclusive area complete with every comfort.

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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, and has been renovated with fine finishes and design elements. Key features include:

- independent heating and air conditioning for personalized management of the indoor climate in every season, with Daikin air conditioners and Thermic radiators;
- white wooden window frames with double glass, both inside and outside, for perfect thermal and acoustic insulation;
- energy class C;
- porcelain stoneware floors, elegant and durable;
- armored door, guaranteeing greater security;
- master bathroom finished with Bisazza mosaic, Bellosta faucets and Corian sink;
- piped music throughout the house for an immersive sound experience;
- Veneta Cucine kitchen with Smeg oven, perfectly integrated into the living room;
- designer fireplace, currently usable as a piece of furniture in compliance with municipal regulations, but fully functional;
- Molteni bed in the master bedroom, a guarantee of quality and design;
- Olivari handles for the doors in the sleeping area, an icon of Italian design;
- Fornasetti wallpaper, which tastefully embellishes some rooms, giving a distinctive touch to the environment;
- Bosch washer and dryer, practical and high-performance;
- in the courtyard area there is an area dedicated to bicycle storage.

Property ID: IT252942237 - 20124 Milano – Porta Venezia

## 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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