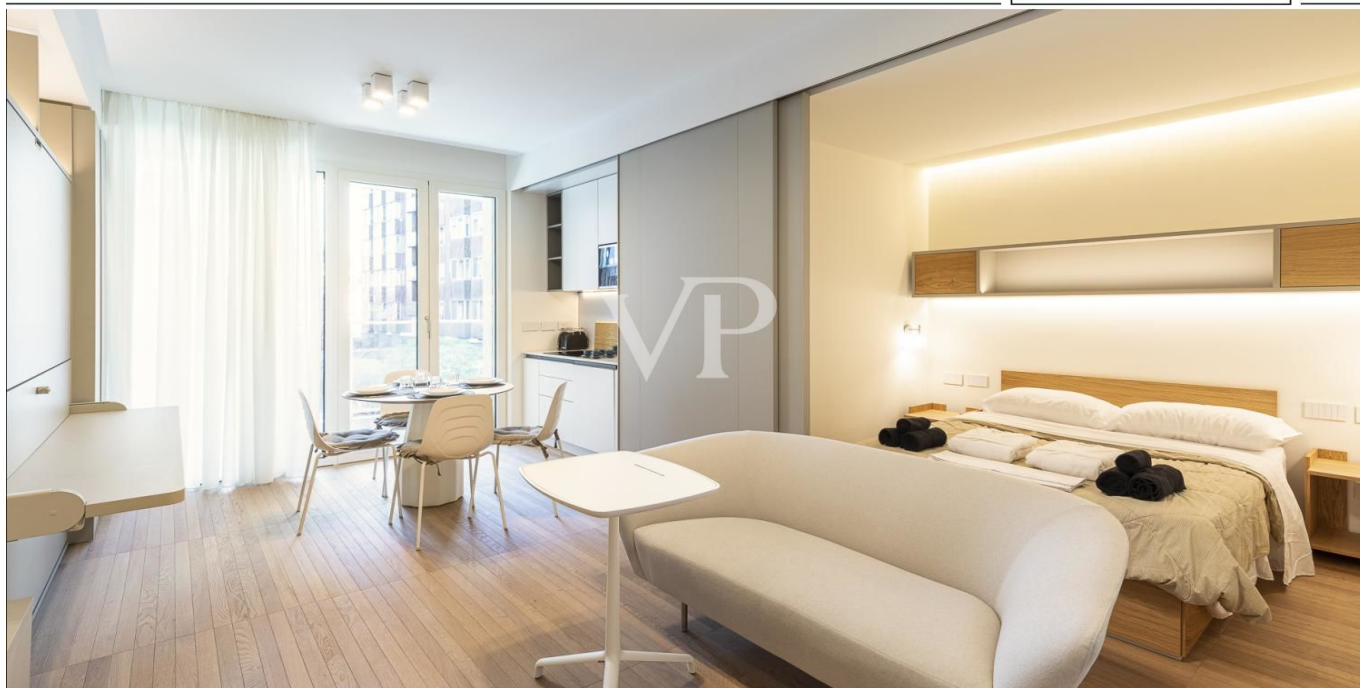


Milano – Lombardia

## Refined one-bedroom apartment on 2nd floor in Milan Tower ex novo 2022

Property ID: IT252942281



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

PURCHASE PRICE: 529.000 EUR • LIVING SPACE: ca. 51 m<sup>2</sup> • ROOMS: 2

Property ID: IT252942281 - 20159 Milano – Lombardia

- At a glance
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Property ID: IT252942281 - 20159 Milano – Lombardia

## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT252942281                     |
| Living Space         | ca. 51 m²                       |
| Floor                | 2                               |
| Rooms                | 2                               |
| Bedrooms             | 1                               |
| Bathrooms            | 1                               |
| Year of construction | 2023                            |
| Type of parking      | 1 x Garage, 60000<br>EUR (Sale) |

|                |                                    |
|----------------|------------------------------------|
| Purchase Price | 529.000 EUR                        |
| Commission     | Subject to<br>commission           |
| Total Space    | ca. 70 m²                          |
| Equipment      | Terrace, Swimming<br>pool, Balcony |

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## Energy Data

|                                   |            |                                                            |                              |
|-----------------------------------|------------|------------------------------------------------------------|------------------------------|
| Energy certificate<br>valid until | 20.07.2033 | Energy Certificate                                         | Energy demand<br>certificate |
|                                   |            | Final Energy<br>Demand                                     | 10.00 kWh/m²a                |
|                                   |            | Energy efficiency<br>class                                 | A+                           |
|                                   |            | Year of construction<br>according to energy<br>certificate | 2023                         |



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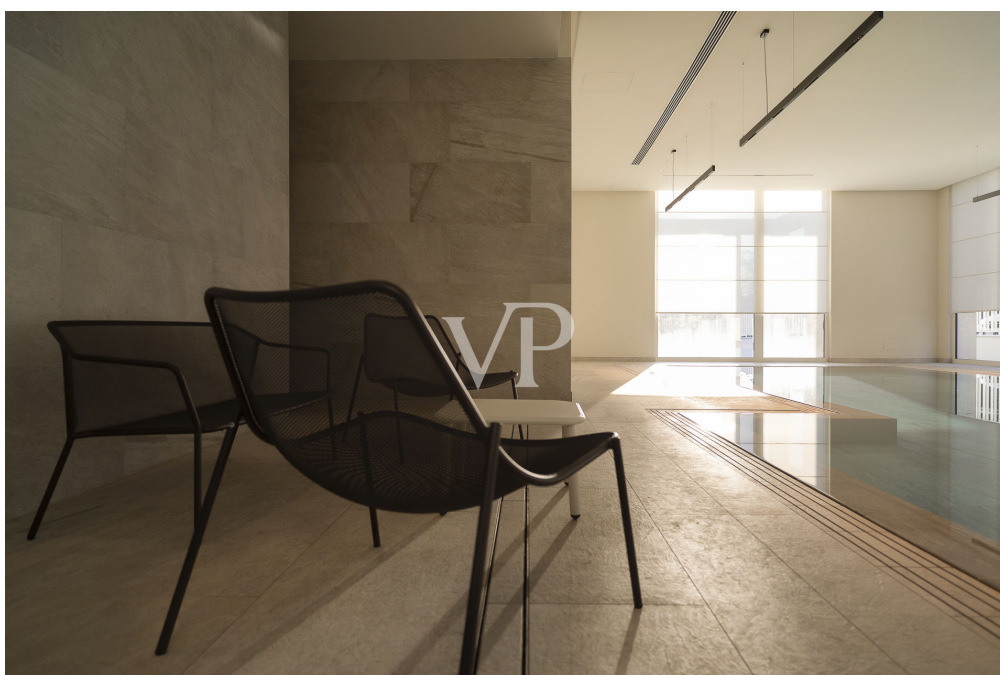
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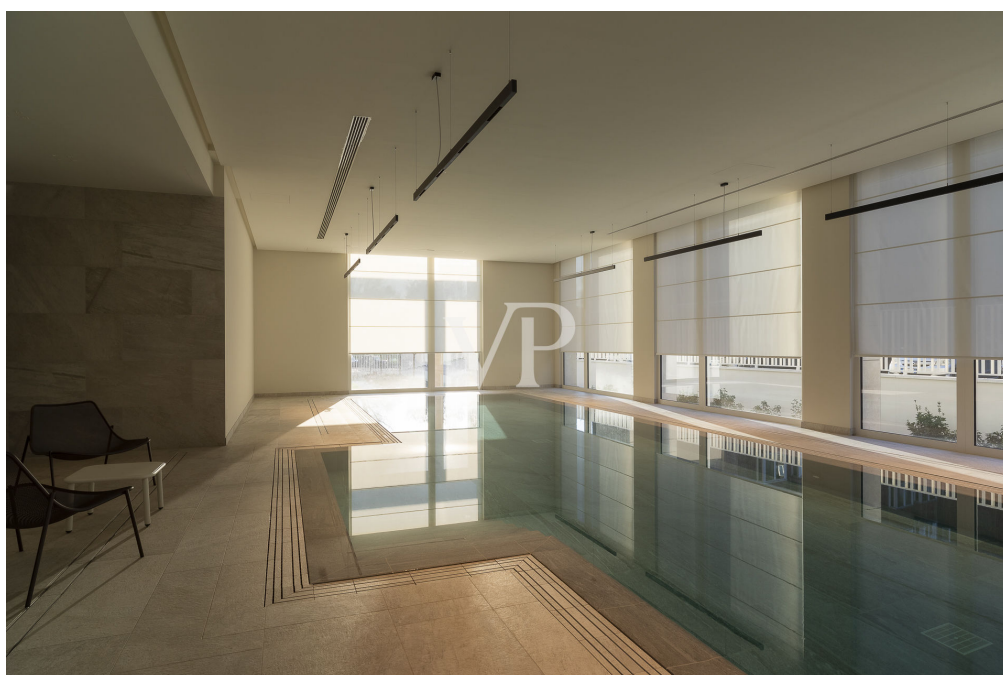
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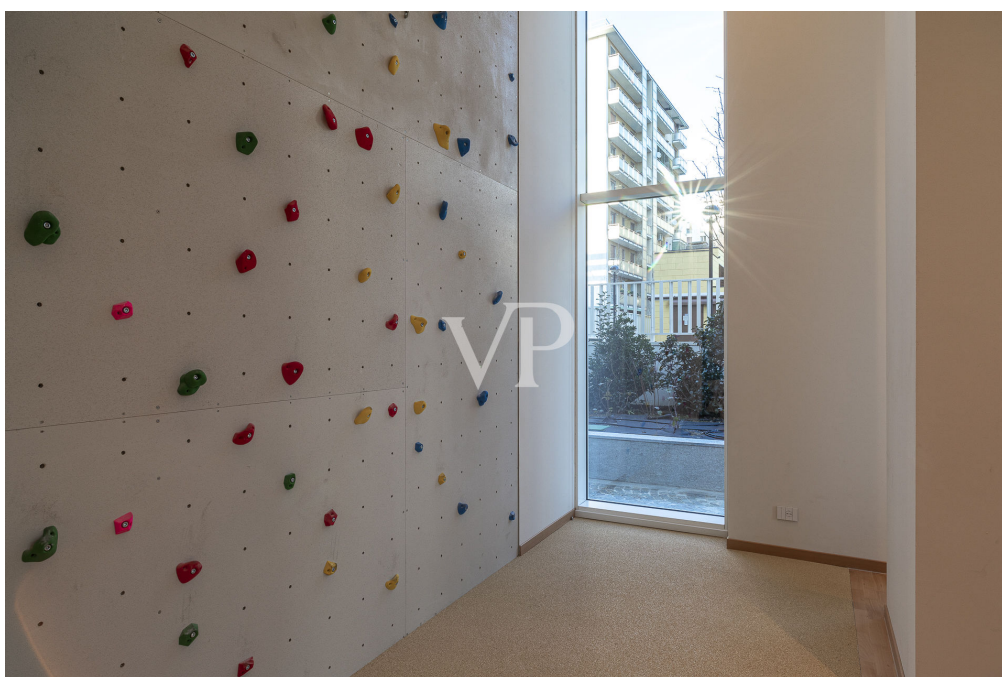
## The property





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## The property





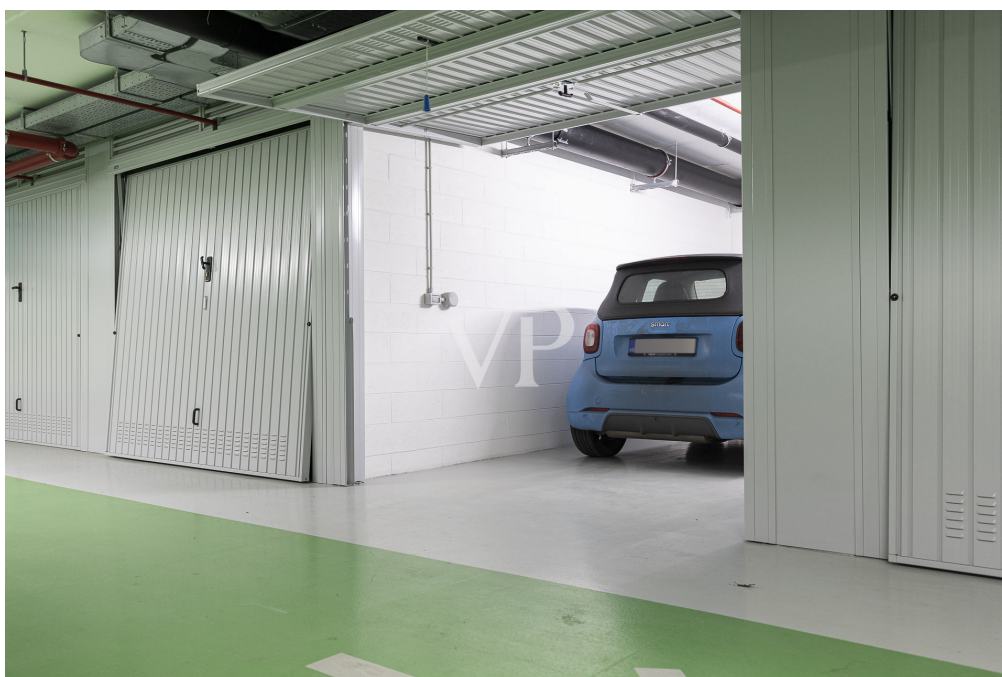
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## A first impression

Within the exclusive residential complex Torre Milano, a symbol of contemporary Milanese architecture, we offer for sale an elegant renovated and finely furnished two-bedroom apartment, located on the second floor and classified in Energy Class A3. The apartment stands out for its style, comfort and latest generation energy performance, making it a high-profile living or investment solution.

The interior spaces have been designed with a focus on design and functionality: the living area is enhanced by an open kitchen complete with state-of-the-art appliances- including dishwasher, oven, induction hob, refrigerator, washer and dryer-while the spacious bathroom features a refined wall-mounted shower and wall-hung fixtures. Custom cabinets optimize space, and technological equipment includes fiber optics, video intercom, security door, and ducted central air conditioning and heating.

Rounding out the offerings is a set of exclusive amenities reserved for Tower residents: indoor swimming pool, fully equipped gym, panoramic rooftop, sun terrace, meeting room, party area with billiards and table tennis. H24, 7-day-a-week concierge service provides security and continuous assistance.

The property is currently leased on a short-term rental basis and produces documented profitability, with an average annual gross income of about €60,000. However, a minimum annual income of €35,000 is guaranteed, covered by a bank guarantee, for a gross annual yield of 6.7 percent, before condominium and utility expenses.

A unique opportunity for those who wish to combine prestige, convenience and profitability. Contact us for more details or to schedule a visit.

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## Details of amenities

- Energy Class A3
- Completely renovated and furnished with custom-made furniture
- Complete open kitchen
- Custom cabinets
- Centralized ducted air conditioning
- Ducted central heating
- Fiber optics already installed
- Video intercom
- Armored security door

Common facilities and services of the Torre Milano complex:

- H24 concierge service, 7 days a week
- Indoor heated swimming pool
- Gymnasium equipped with professional machines
- Panoramic rooftop with views of the city
- Sun terrace with relaxation area
- Fully equipped meeting room
- Common hall for events, with:
  - Party area
  - Pool table
  - Ping-pong table
- Video surveillance and condominium security
- Condominium green spaces and manicured common areas
- Accessories available (not included in the price)

Extras:

- Motorcycle Place: € 8,000.00
- Box Car 16 sqm on floor -1: € 60,000.00

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## All about the location

Via Stresa, located in the northwest area of Milan, is in a quiet but well-connected residential neighborhood between the Bovisa and Dergano districts. The area has a good presence of neighborhood services such as supermarkets, pharmacies, schools, gyms and small businesses, making it suitable for both families and students or young professionals.

On the transportation front, the area is efficiently served by public transport: within a few minutes' walk are the M3 subway stops (yellow line - Dergano stop) and various buses and streetcars that provide quick access to the city center, the Central Station, Bicocca University or the Porta Garibaldi area. Milano Bovisa train station, well connected by suburban trains and Ferrovie Nord, is also nearby.

The location is also strategic for those traveling by car: about 4 km away are the entrances to the main highways and ring roads, making it easier to leave the city. Also nearby are important points of interest such as Niguarda Hospital, the Milan Polytechnic (Bovisa campus) and the renowned Parco Nord, ideal for outdoor activities.

In summary, Via Stresa offers an excellent balance of residential tranquility, urban services, and accessibility.



Property ID: IT252942281 - 20159 Milano – Lombardia

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