Milano – Ascanio Sforza

# Modern three-room apartment with green view, high floor

***Property ID: IT252941975***




**PURCHASE PRICE:** 460.000 EUR • **LIVING SPACE:** ca. 57 m² • **ROOMS:** 3

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# At a glance

| | |
|---|---|
| Property ID | IT252941975 |
| Living Space | ca. 57 m² |
| Available from | 29.04.2025 |
| Floor | 4 |
| Rooms | 3 |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Year of construction | 2008 |

| | |
|---|---|
| Purchase Price | 460.000 EUR |
| Commission | Subject to commission |
| Total Space | ca. 69 m² |

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# Energy Data

| | |
|---|---|
| Type of heating | Central heating |
| Energy certificate valid until | 28.01.2032 |
| Power Source | Gas |

| | |
|---|---|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 198.49 kWh/m²a |
| Energy efficiency class | G |

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# The property

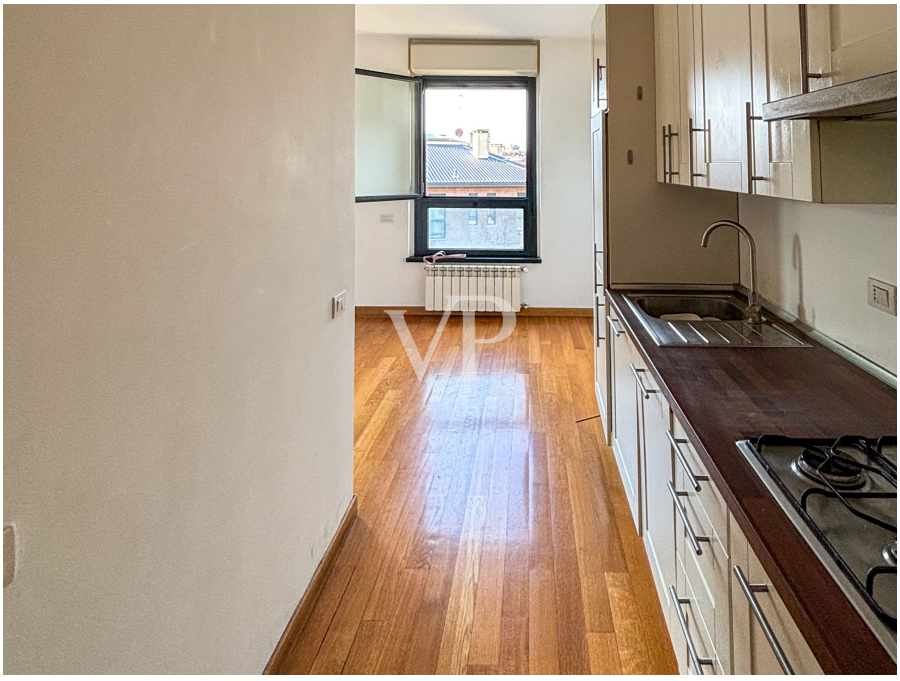




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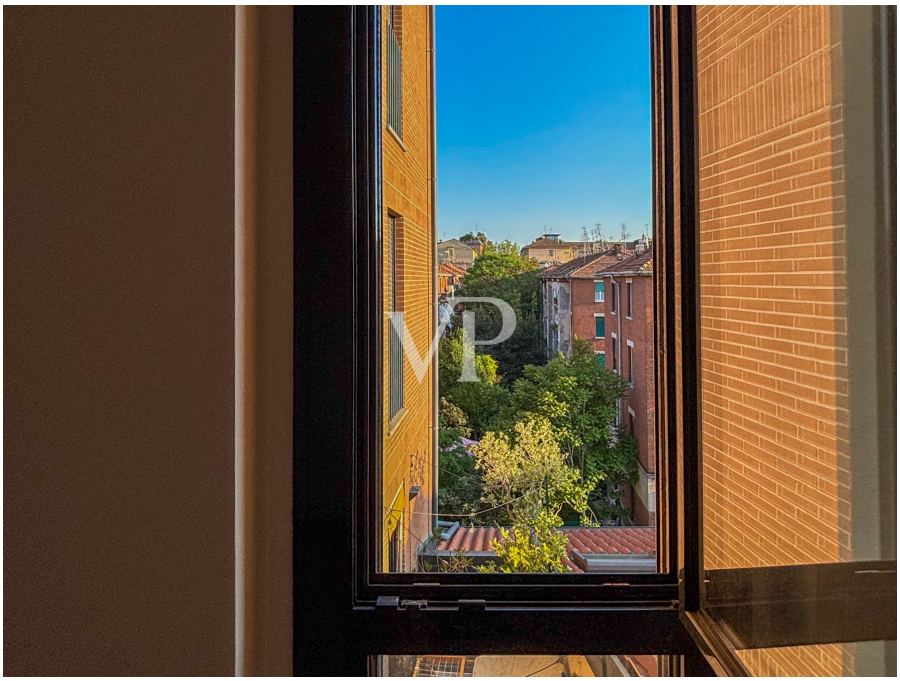
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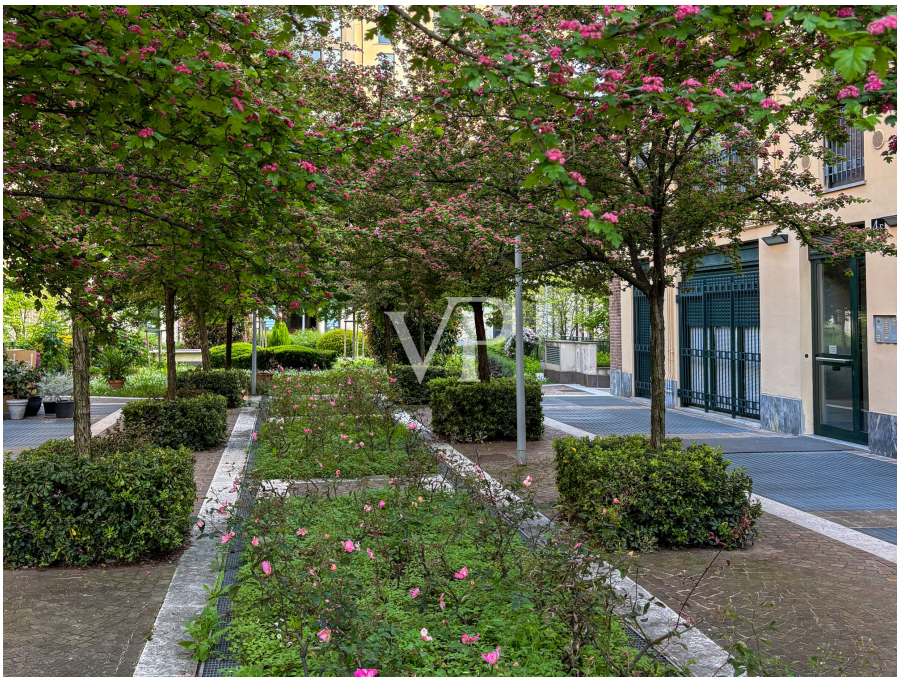
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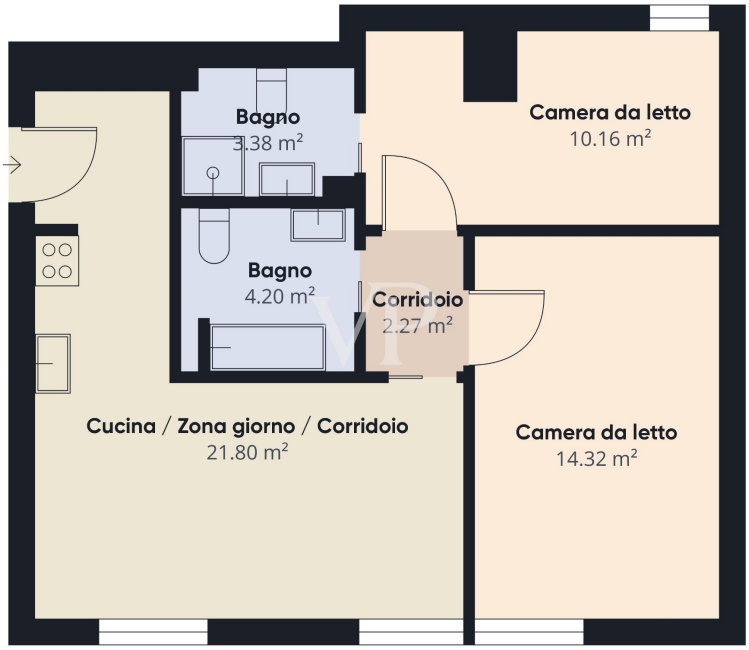
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# The property



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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

Bright three-room apartment with green view - ready to live in In a reserved and quiet context, but a stone's throw from the lively Milanese nightlife, we offer for sale a modern three-room apartment on the high floor, inserted in an elegant 2008 building with daytime concierge service. The apartment, of about 60 sqm, is in excellent condition and ready to live in. The layout is functional: living room with open kitchen, two bedrooms and two modern bathrooms. Finishes include parquet and porcelain stoneware, for an ideal mix of elegance and practicality. The bright exposure gives a pleasant open view of the park, ensuring privacy, silence and lots of natural light. Independent air conditioning and central heating with meters ensure comfort in every season. Access to the dwelling is twofold: directly from the private street with access to garages and cellars, or on foot through the park, with three reserved entrances. The well-maintained park is ideal for relaxing in the shade of the trees or near the charming fountain. A convenient cellar on the -2 floor completes the property. Possibility of a garage. Perfect as a main residence or as an investment, thanks also to the proximity to the main Milanese universities. Contact us now for more information or to schedule a visit!

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# Details of amenities

- Daily concierge service
- Elevator
- Double services

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# All about the location

Strategic location and perfectly served The apartment is located in a convenient and well-connected area, just 500 meters from NABA University, 1.3 km from Bocconi and about 2.2 km from Cattolica University (source: Google Maps), making it ideal also for students or investors. In less than 10 minutes on foot you can reach the Navigli and the Darsena, the beating heart of Milanese life, with its clubs, markets and walks along the water. In the immediate vicinity are all the main services: supermarkets, schools, pharmacies, restaurants and neighborhood stores. Public transport connections are also excellent: streetcars 3, 9 and 15, trolleybus 90/91 and bus 59, to move easily throughout the city.

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# Contact partner

For further information, please contact your contact person:

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