

Milano – Milano

Interesting solution near Bocconi University of 5 apartments, perfectly renovated and furnished with 3 parking spaces and 2 communicating cellars

Property ID: IT24294984



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

PURCHASE PRICE: 2.300.000 EUR • LIVING SPACE: ca. 378 m<sup>2</sup>

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## At a glance

Property ID	IT24294984	Purchase Price	2.300.000 EUR
Living Space	ca. 378 m²	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 420 m²
		Usable Space	ca. 0 m²

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## Energy Data

Energy certificate valid until	27.02.2023
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## The property



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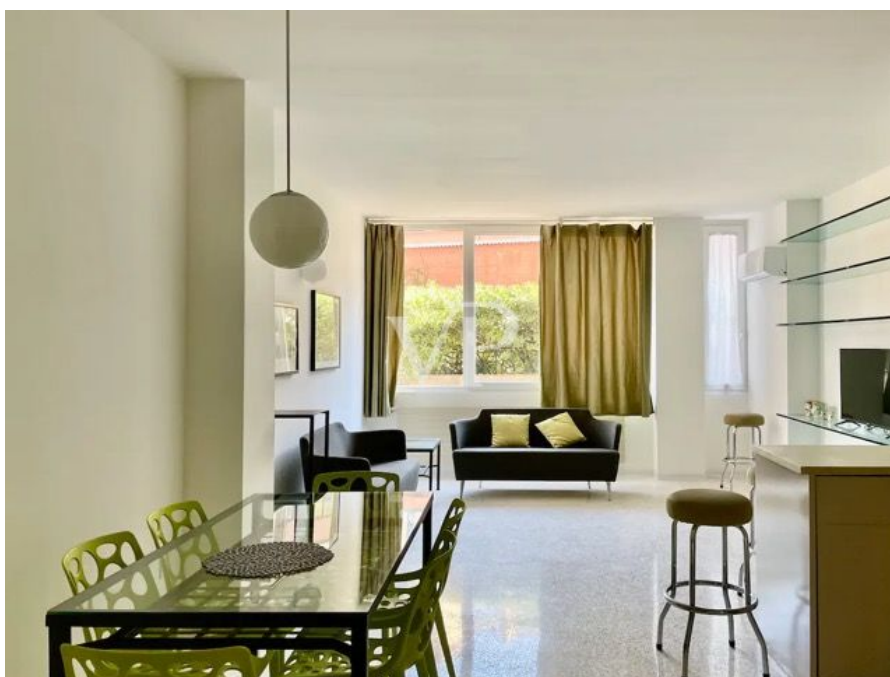
## The property





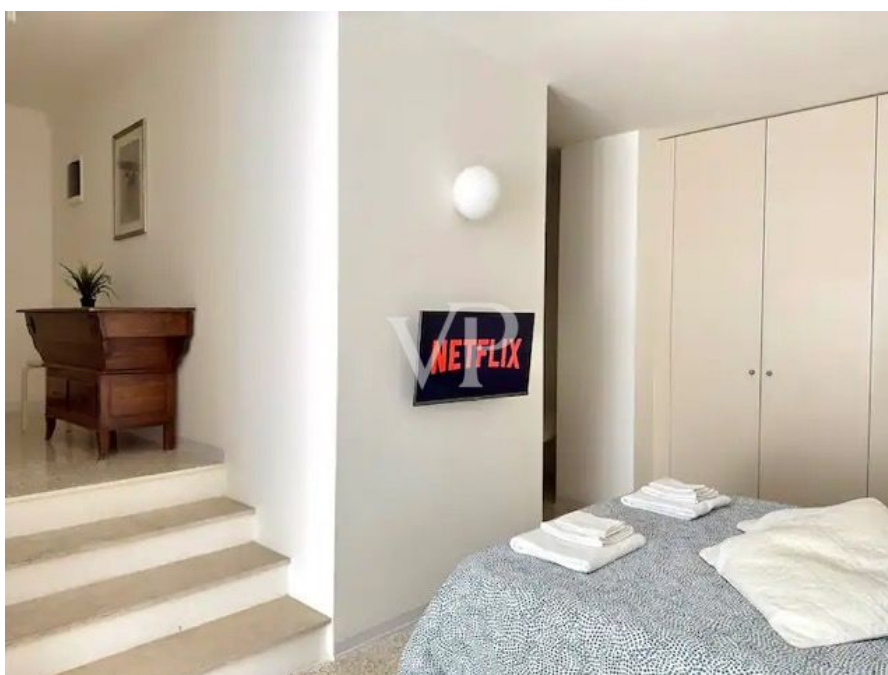
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## The property



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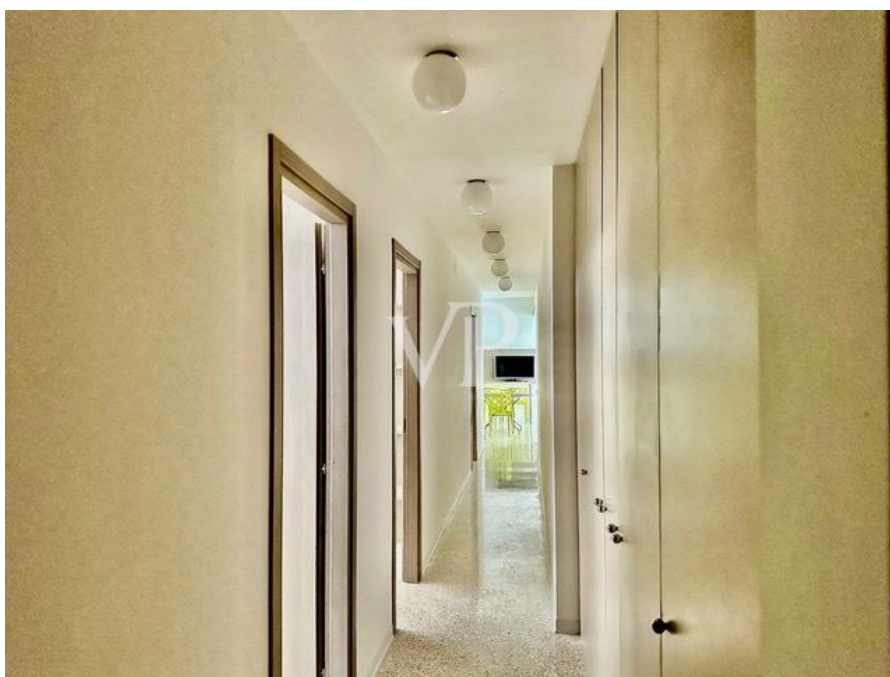
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## Floor plans



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

The property consists of 5 apartments located on the ground floor (the Cadastre identifies them as being on the basement floor), all contiguous, perfectly renovated and furnished, currently used as B&Bs by the property. The total square footage is 420sqm, and the asking price for the entirety of the property is 2,300,000, broken down as follows: Apartment A 285,000€ Apartment B 620,000€ (two bathrooms) Apartment C 590,000€ (two bathrooms) Apartment D 290,000€ Apartment E 330,000€ (currently still workshop) 3 parking spaces 120,000€ 2 communicating cellars 15,000€ Existing furniture is sold at a price of 50,000€. Apartments B and C have 2 bathrooms, while the other 2 studio apartments and the apartment used as a workshop have only one. It is also possible to buy and sell the individual apartment with the clarification that the parking spaces are connected to the apartments with higher square footage, i.e., B and C. The set of these apartments, as well as the purchase of the single one, can be thought of as an investment in a very profitable area as it is leasable nearl Bocconi University.



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## All about the location

The Navigli district is one of the most iconic areas of Milan. With its unique charm and timeless style, it is the ideal destination for families, young couples or managers looking for a downtown solution full of amenities. Often also referred to as the Venice of Lombardy, the neighborhood is known as a major attraction in the city because of its nightlife. It takes its name from the artificial canals of the same name that reach downtown Milan, once used to irrigate fields and transport goods and people. It can be reached by streetcar from Piazza Duomo on lines 2 and 3, by bus on lines 60 and 94 or by subway at Porta Genova station. The Navigli district in Milan is home to some of Milan's most important universities such as the Università Commerciale Luigi Bocconi, one of the world's most prestigious academies for Management, Business and Marketing; the Libera Università di Lingue e Comunicazione IULM, a benchmark for languages and communication; the Università Cattolica Milano, one of Italy's oldest and most prestigious universities; and NABA, the private academy for fine arts, design and fashion. But the district is also known for hosting cultural spaces of great historical value such as Mudec, which is an ethnographic museum dedicated to the different testimonies and cultures of the world; Armani Silos, which is a space on the Navigli in which the famous fashion designer Giorgio Armani; Base which is a multipurpose center open to art and creativity, a post-industrial recovery project of the former Ansaldo steel mill; the Camp Design Gallery which is one of the most experimental galleries in the Milanese scenario dedicated to contemporary collectible design; and lastly, the Casa Museo Alda Merini which is the place that keeps alive the memory of the eponymous poet Alda Merini.

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## Contact partner

For further information, please contact your contact person:

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