

Milano – Bocconi

## Prestigious three-room apartment on two levels with large terrace

Property ID: IT242941000

NEW PRICE



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

PURCHASE PRICE: 825.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 3

Property ID: IT242941000 - 20136 Milano – Bocconi

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

Property ID: IT242941000 - 20136 Milano – Bocconi

## At a glance

Property ID	IT242941000
Living Space	ca. 90 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1940

Purchase Price	825.000 EUR
Commission	Onder voorbehoud van commissie
Total Space	ca. 135 m²
Usable Space	ca. 119 m²
Equipment	Terrace, Balcony

Property ID: IT242941000 - 20136 Milano – Bocconi

## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	07.07.2033	Final Energy Demand	94.63 kWh/m²a
Power Source	Gas	Energy efficiency class	C
		Year of construction according to energy certificate	1946



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property





Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

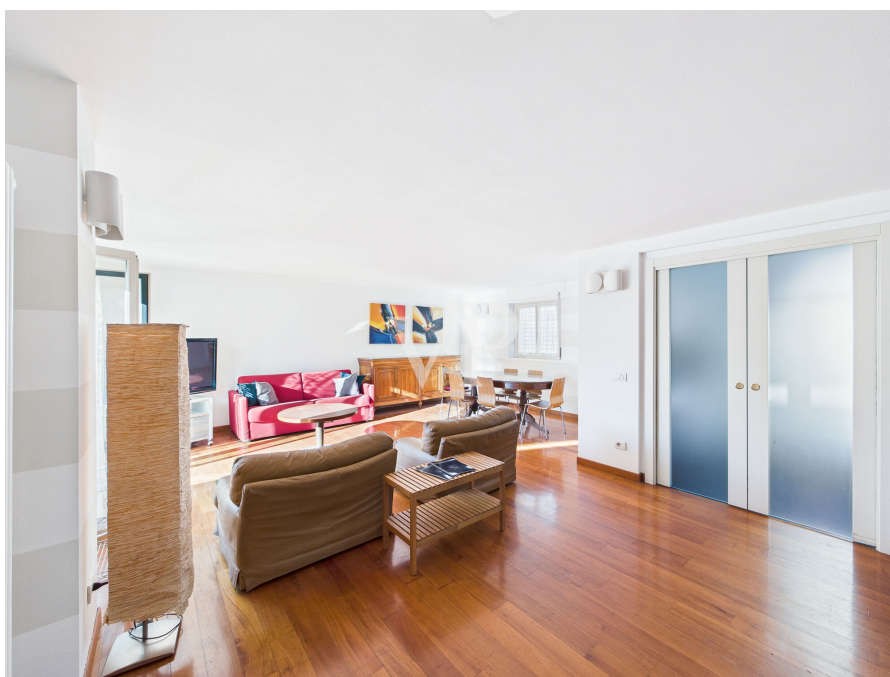
## The property





Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property





Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property





Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property





Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property





Property ID: IT242941000 - 20136 Milano – Bocconi

## The property



Property ID: IT242941000 - 20136 Milano – Bocconi

## The property





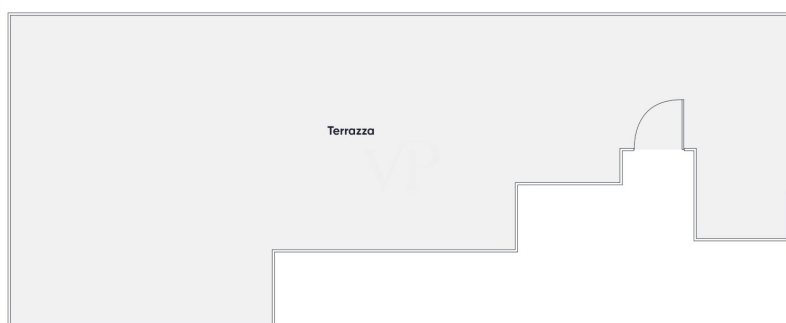
Property ID: IT242941000 - 20136 Milano – Bocconi

## The property

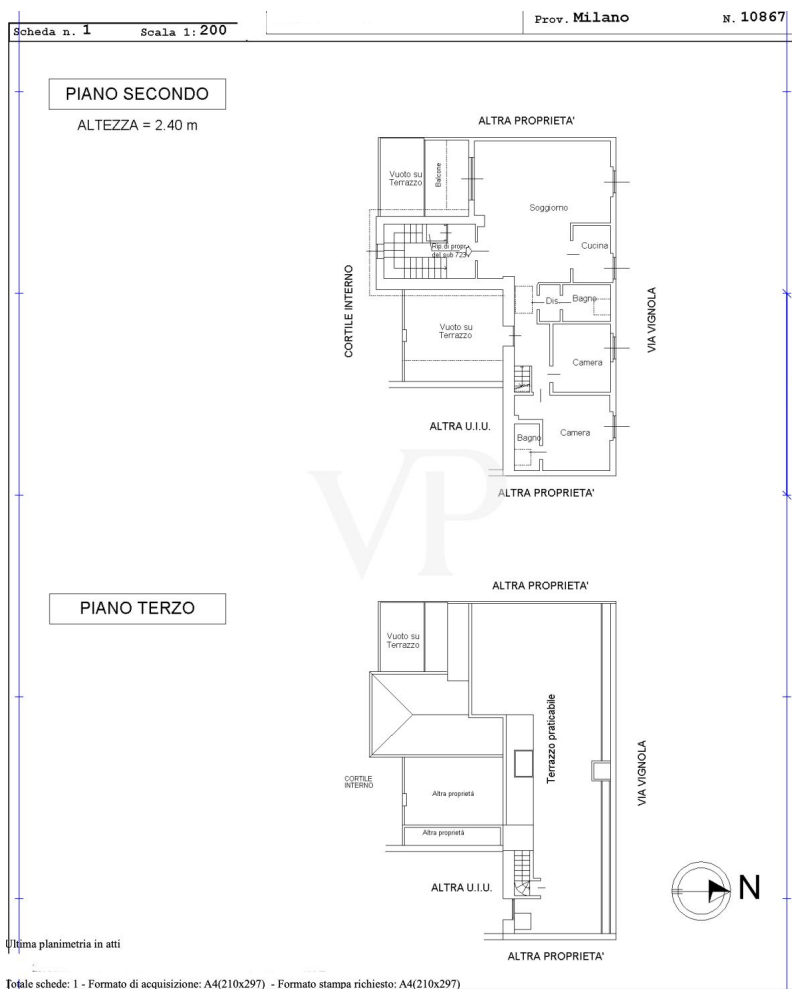


Property ID: IT242941000 - 20136 Milano – Bocconi

## 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: IT242941000 - 20136 Milano – Bocconi

## A first impression

In a quiet and pleasant residential area of Milan, precisely in Via Vignola, we offer for sale an exclusive apartment on the second floor of a well-maintained building served by an elevator, and is in excellent interior condition, with a rational distribution of space and constant brightness thanks to the large openings.

The energy class C guarantees a good level of efficiency and living comfort.

The entrance hall leads to a large living room that is open and welcoming, ideal as a living area and representative space, with direct access to a balcony overlooking the interior. From the living room leads to the kitchen, which is functional and well-organized, strategically placed in relation to the rest of the house. The sleeping area consists of two well-sized bedrooms and two bathrooms, one of which is connected directly to one of the rooms, as well as a convenient ante-bathroom that optimizes internal routes. The property is distinguished by the rationality of the floor plan and the pleasantness of the rooms, ready to be lived in without the need for intervention.

An element of great value is the large terrace located on the third floor, directly connected to the unit by internal staircase. It is an extremely large and private outdoor space, ideal for relaxing moments, outdoor dining, lounge area or to be transformed into a real urban garden. It is a rare area to find in the city, giving the apartment a significant added value. The property is completed by a convenient storage room of about 2 square meters, located on the landing, exactly opposite the entrance to the property.

The surrounding area offers numerous neighborhood services, including supermarkets, commercial activities, schools, such as the prestigious Bocconi University, which is only 500 meters away, pharmacies and green areas that can be reached in a few minutes walk. The context is also well served by public transport: nearby there are bus and streetcar lines that quickly connect with the center and the main areas of the city, and the Crocetta and Porta Romana subway stations (both on the yellow line - M3) can be reached in a few minutes on foot.

Property ID: IT242941000 - 20136 Milano – Bocconi

## Details of amenities

- Elevator
- Balcony
- Terrace
- Double services both windowed with velux
- Storeroom
- Air conditioning
- Energy class C
- Low condominium expenses with hot water included

Property ID: IT242941000 - 20136 Milano – Bocconi

## All about the location

Via Vignola is located in the heart of the Bocconi district, one of the most sought-after and dynamic areas of Milan, known for the presence of the university of the same name, internationally recognized for its academic prestige. The neighborhood offers a well-kept and lively residential context, full of services, nearby stores, green areas and quick connections to the city center, thanks to the dense network of public transportation. The atmosphere is that of a young but elegant area, ideal for those seeking convenience, quality of life and excellent accessibility to all of Milan's main points of interest.

Property ID: IT242941000 - 20136 Milano – Bocconi

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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