

Milano – Lombardia

## Quiet one-bedroom apartment in Paolo Sarpi area arranged on two levels, in a very elegant and well inhabited context

Property ID: IT242941110



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**PURCHASE PRICE: 570.000 EUR • LIVING SPACE: ca. 74 m<sup>2</sup> • ROOMS: 2**

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## At a glance

Property ID	IT242941110
Living Space	ca. 74 m <sup>2</sup>
Floor	1
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2019
Type of parking	1 x Outdoor parking space

Purchase Price	570.000 EUR
Commission	Subject to commission
Total Space	ca. 78 m <sup>2</sup>

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Power Source	Block	Year of construction according to energy certificate	2019

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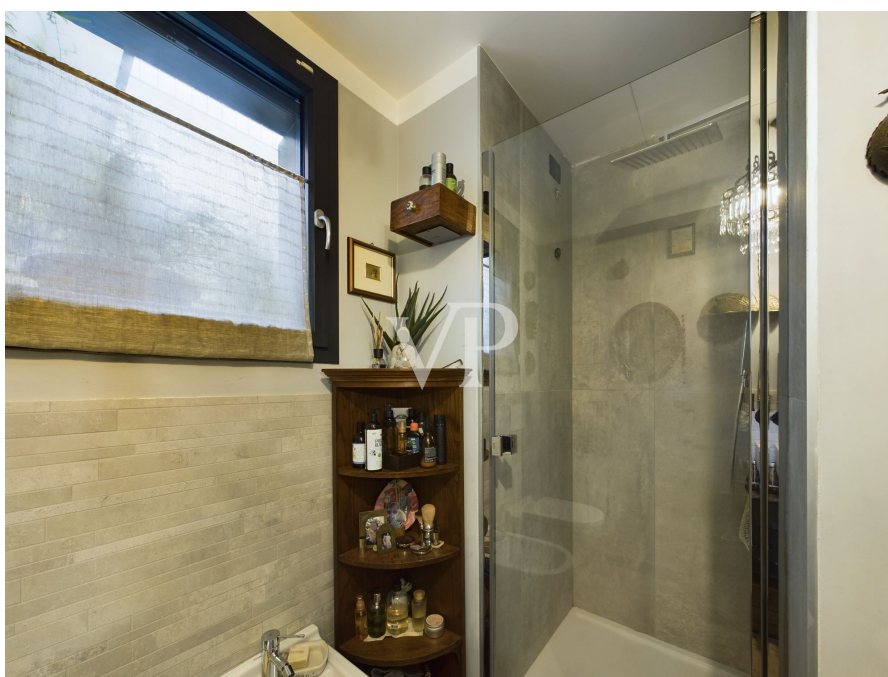
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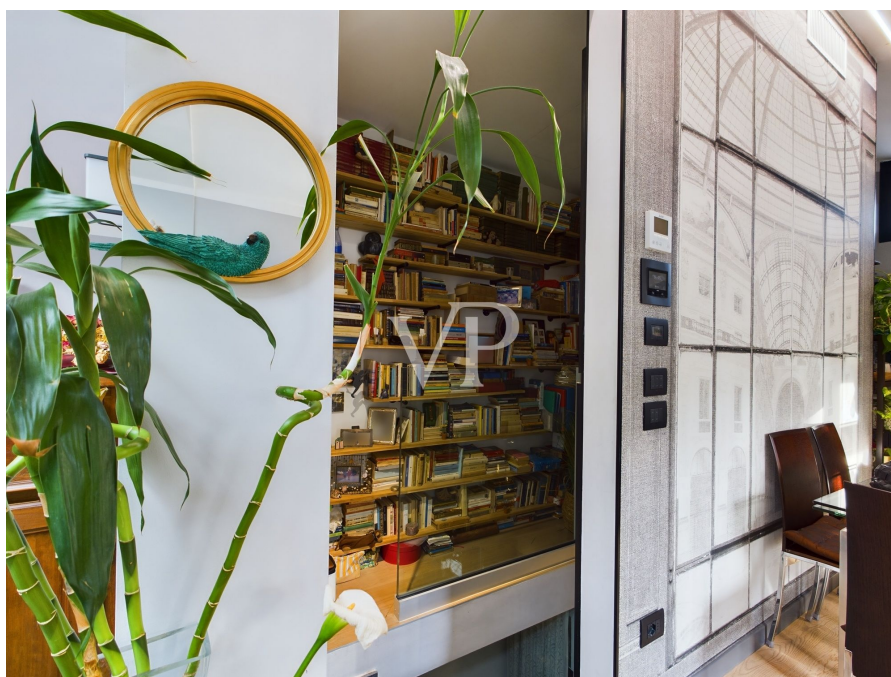
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## Floor plans



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

Nice apartment on two levels, recently built and overlooking the inner courtyard that offers absolute silence, in an area of growing interest.

Unique opportunity for the security and tranquility it offers, located in a central area, in high demand and well served.

It is located near Corso Sempione and in the noblest part of Chinatown.

Loft style, with very particular cut and easily modifiable.

On the ground floor there is a large entrance hall equipped with storage and under stairs, a walk-in closet, a double bedroom and a windowed bathroom with shower stall with the possibility of reconstituting the other service upstairs.

On the second floor is a large living area with an open kitchen.

The flooring is parquet, the fixtures of the latest generation and home automation throughout the house.

It has a parking space in the convenient parking lot in front of the entrance to the property, the price of which is € 40,000.00.

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## All about the location

In recent years, Milan has been redeveloping and reclaiming lots that had been blocked due to bureaucratic quibbles, mainly due to master plans that called for street openings that were later never realized.

One such space can be found in Via Giovanni Battista Bertini in the "upper" part of the Chinese Quarter." In fact, originally Via Signorelli was to continue, according to an urban plan that was never carried out, and break through into Via Proaccini. All the blocks of flats facing the street for years remained "frozen" despite the fact that we are in a well-populated and fairly central neighborhood.

So at number 19 a hint of a street ended up against a blind wall and around it only small industrial warehouses, and now sits this modern and very pleasant building.

A few years ago the building at number 21 was built, while beyond the blind wall, on Procaccini Street, a residential building was recently completed at number 25.

The last piece to be "filled in" was the small lot located at the end of the courtyard at 19 Bertini Street, which is precisely the subject of the present sale.

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## 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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