

Milano - Loreto

# Panoramic four-room apartment with three bathrooms and three balconies

Property ID: IT252941920



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

**PURCHASE PRICE: 765.000 EUR • LIVING SPACE: ca. 125 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT252941920 - 20131 Milano - Loreto**

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

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## At a glance

Property ID	IT252941920	Purchase Price	765.000 EUR
Living Space	ca. 125 m <sup>2</sup>	Commission	Onder voorbehoud van commissie
Floor	3	Total Space	ca. 130 m <sup>2</sup>
Rooms	4	Equipment	Balcony
Bedrooms	3		
Bathrooms	3		
Year of construction	1959		

Property ID: IT252941920 - 20131 Milano - Loreto

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	19.06.2034	Final Energy Demand	105.23 kWh/m <sup>2</sup> a
		Energy efficiency class	C
		Year of construction according to energy certificate	1960

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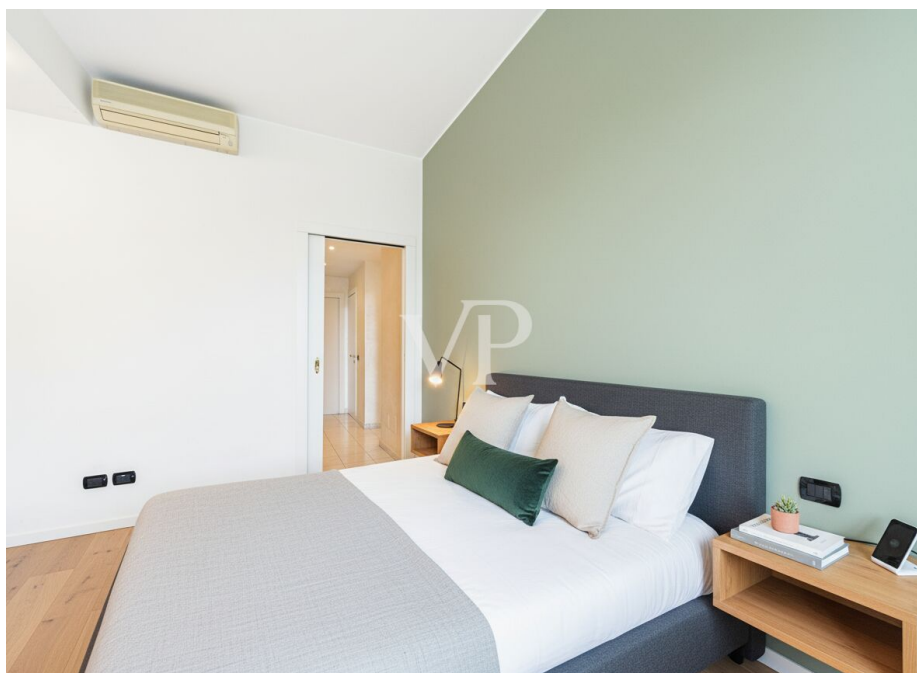
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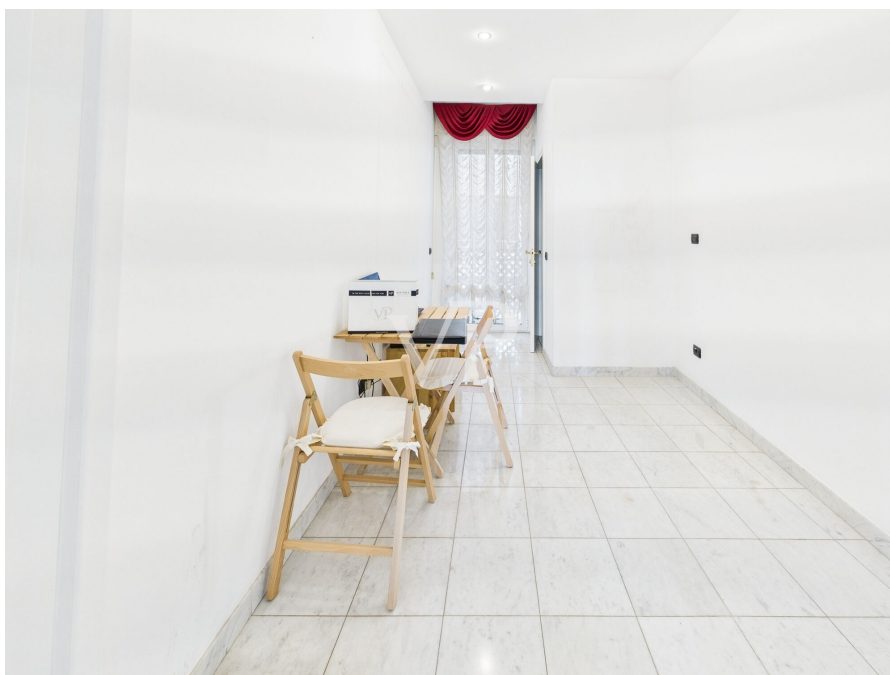
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Superficie totale  
approssimativa\*

103.2 m<sup>2</sup>

Balconi e terrazze  
15.6 m<sup>2</sup>

(\*) Balconi e terrazze esclusi

I calcoli fanno riferimento allo standard  
RICS SPM1 3C. Le misurazioni sono  
approssimative e non in scala. Questa  
pianta è solo a scopo illustrativo.

GRAF 360

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

In Piazzale Loreto, on the third floor of an elegant 1960s building with concierge and well-maintained common parts, we offer for sale a bright apartment of about 130 square meters.

The dwelling is distinguished by the presence of three entrances, including a master one with a direct elevator inside the apartment, a rare feature that ensures privacy and great flexibility in the use of space. The entrance leads to a large double living room, very bright, overlooking a pleasant cityscape and access to a generous balcony that further enhances the living area.

Next to it is a semi-habitable kitchen, also connected to one of the secondary entrances. The internal distribution continues with an additional room that can be used as a study or bedroom with private bathroom, as well as two comfortable bedrooms and a large master bathroom. The apartment also has an additional separate entrance, which provides greater flexibility in the use of space.

Thanks to the rational distribution of the rooms and the absence of structural constraints, the apartment easily lends itself to custom renovation and is ideal both for families needing three bedrooms and three bathrooms and for professional use or studio, taking advantage of the different independent entrances. A cellar completes the property.

The property is located in Piazzale Loreto, one of the best known and most strategic squares in Milan, inserted in a lively and dynamic context, full of stores, restaurants, bars, offices and services, as well as numerous sports facilities. The area is also among the best served in the city in terms of connections: the Loreto stop of the MM1 (red) and MM2 (green) lines makes it possible to move quickly to all the main areas of Milan.

The entire area will also undergo a significant urban transformation thanks to the LOC - Loreto Open Community project, intended to make the square one of the most modern and attractive new urban poles in the city.



Please feel free to contact us for more information and to schedule a visit.

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## Details of amenities

- Underfloor central heating, low temperature
- 3-module condensing boiler
- Aluminum window frames with double glazing
- Two safes
- Electric roller shutters
- Alarm system with remote controls as well
- Three entrances
- Three balconies
- Video intercom
- Gas-fired storage boiler
- Wired broadcasting
- Air conditioning system with 5 splits
- Condominium expenses of €250.00 plus heating

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## All about the location

The property is located in Piazzale Loreto, one of Milan's best-known and most strategic squares, now at the center of a major urban redevelopment project. The area represents one of the main city hubs and is set in a lively and dynamic context, full of stores, restaurants, bars, offices and services, as well as numerous sports facilities such as the Bacone pool and the historic Cozzi pool. A short and pleasant walk will take you to the Indro Montanelli Public Gardens, home to important cultural attractions such as the Civic Museum of Natural History and the Ulrico Hoepli Planetarium, while about ten minutes will take you to the heart of Milan's historic center.

The area is also among the best served in the city in terms of connections: the Loreto stop on the MM1 (red) and MM2 (green) lines allows for quick travel to all the main areas of Milan. In addition, both the Central Station and Milan Linate Airport are easily reached in a few minutes. The entire area will also undergo a significant urban transformation thanks to the LOC - Loreto Open Community project, intended to make the square one of the city's most modern and attractive new urban hubs.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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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*

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