

Milano – Lombardia

## Finely renovated two-room apartment with balcony

Property ID: IT252942133



PURCHASE PRICE: 225.000 EUR • LIVING SPACE: ca. 50 m<sup>2</sup> • ROOMS: 2

Property ID: IT252942133 - 20161 Milano – Lombardei

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

Property ID: IT252942133 - 20161 Milano – Lombardia

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942133 |
| Living Space         | ca. 50 m²   |
| Available from       | 07.07.2025  |
| Floor                | 1           |
| Rooms                | 2           |
| Bedrooms             | 1           |
| Bathrooms            | 1           |
| Year of construction | 1970        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 225.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 55 m²             |
| Equipment      | Balcony               |

Property ID: IT252942133 - 20161 Milano – Lombardia

## Energy Data

|                                |                 |                                                      |                           |
|--------------------------------|-----------------|------------------------------------------------------|---------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 17.06.2027      | Final Energy Demand                                  | 241.52 kWh/m²a            |
|                                |                 | Energy efficiency class                              | F                         |
|                                |                 | Year of construction according to energy certificate | 1970                      |

Property ID: IT252942133 - 20161 Milano – Lombardia

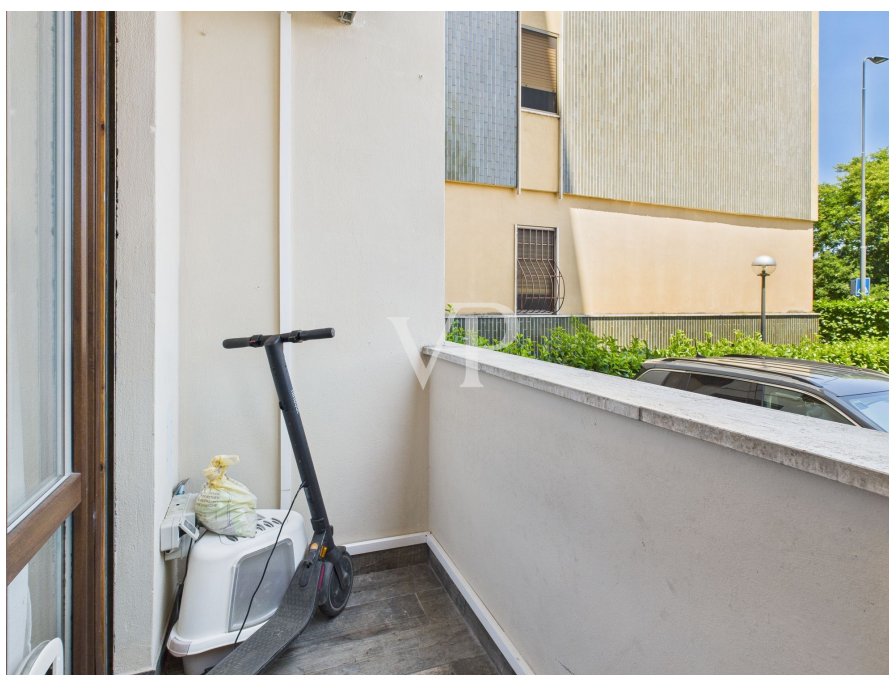
## The property





Property ID: IT252942133 - 20161 Milano – Lombardia

## The property



Property ID: IT252942133 - 20161 Milano – Lombardia

## The property





Property ID: IT252942133 - 20161 Milano – Lombardia

## The property





Property ID: IT252942133 - 20161 Milano – Lombardia

## The property



Property ID: IT252942133 - 20161 Milano – Lombardia

## The property



Property ID: IT252942133 - 20161 Milano – Lombardia

## The property





Property ID: IT252942133 - 20161 Milano – Lombardei

## The property





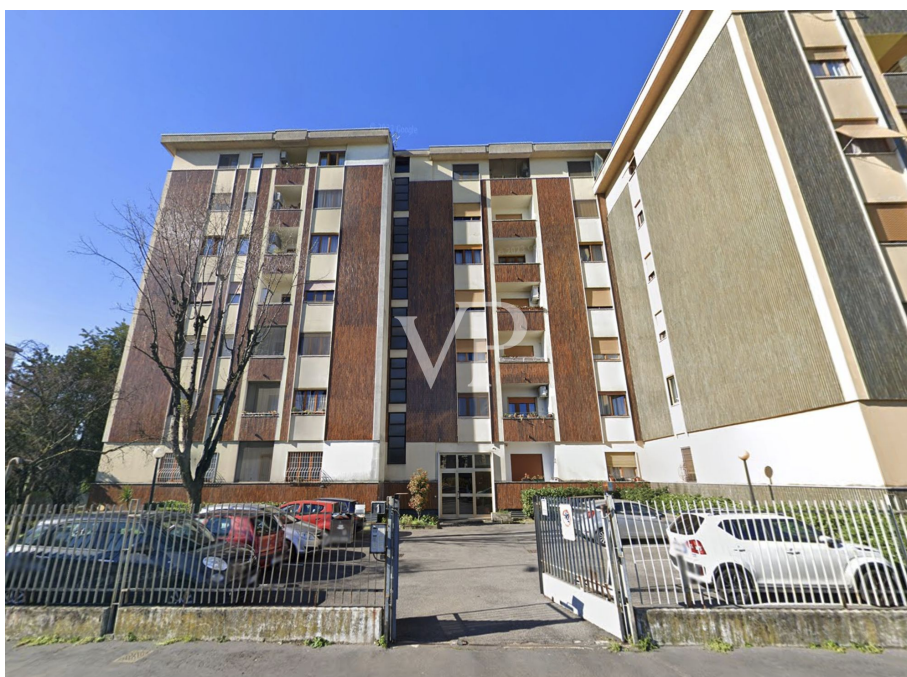
Property ID: IT252942133 - 20161 Milano – Lombardia

## The property



Property ID: IT252942133 - 20161 Milano – Lombardia

## The property



Property ID: IT252942133 - 20161 Milano – Lombardia

## 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: IT252942133 - 20161 Milano – Lombardia

## A first impression

In a well-maintained and quiet residential context, just a few minutes walk from Affori FN and the two Bruzzano and Affori train station stops, we propose renovated and furnished one-bedroom apartment of about 55 square meters, on the mezzanine floor, perfect for a young couple or people looking for a solution on Milan convenient with public transport and close to all basic services.

Main equipment:

- living room with open kitchen and balcony overlooking entrance.
- windowed bathroom with bathtub
- spacious closet
- very spacious master bedroom
- Recent and modern flooring and furniture
- Free immediately

Smart investment:

Potential return of up to 10% per year -management of short rentals with estimated income of €50,000/year.

Strategic location:

The property is located in an area rich in services, with kindergarten and elementary school less than 100 meters away, middle schools within walking distance and high schools and universities easily accessible by public transport.

- A few minutes' walk from the M3 Affori and Comasina stops.
- Train station Bruzzano and Affori FN stops conveniently reachable Bovisa Polytechnic and Cadorna station center in 20 minutes
- Convenient access to the A4 highway (10 min by car)
- Only 8 km from the Duomo
- Very close to Niguarda Hospital
- Bicocca University 15 min away
- Lake Como reachable in 1 hour (by car)

Perfect solution for the beginning of a cohabitation, as a support on Milan, to rent with a versatility rare in the market.

Possibility to purchase single garage separately.



Property ID: IT252942133 - 20161 Milano – Lombardia

## Details of amenities

- New fixtures
- Air conditioning
- Installations up to standard
- Recent and modern flooring and furnishings
- Free immediately

Property ID: IT252942133 - 20161 Milano – Lombardiei

## All about the location

A few minutes' walk from the M3 Affori and Comasina stop  
and from the Bruzzano and Affori Fn train station stop  
Convenient access to the A4 highway (10 min by car)  
Only 8 km from the Duomo and the center of Milan  
Very close to Niguarda Hospital  
Bicocca University 15 min away  
Lake Como reachable in 1 hour

Property ID: IT252942133 - 20161 Milano – Lombardia

## 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)