Milano – Lombardei

Residential and commercial complex in Porta Nuova area

Property ID: IT252942146

PURCHASE PRICE: 5.000.000 EUR • **LAND AREA:** 1.150 m^2

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At a glance

Property ID	IT252942146
Available from	31.12.2025
Year of construction	1980

Purchase Price	5.000.000 EUR
Commission	Subject to commission
Total Space	ca. 1.150 m²

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Energy Data

Type of heating	Stove
Energy certificate valid until	22.07.2026

Energy Certificate	Energy demand certificate
Final Energy Demand	68.46 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1980

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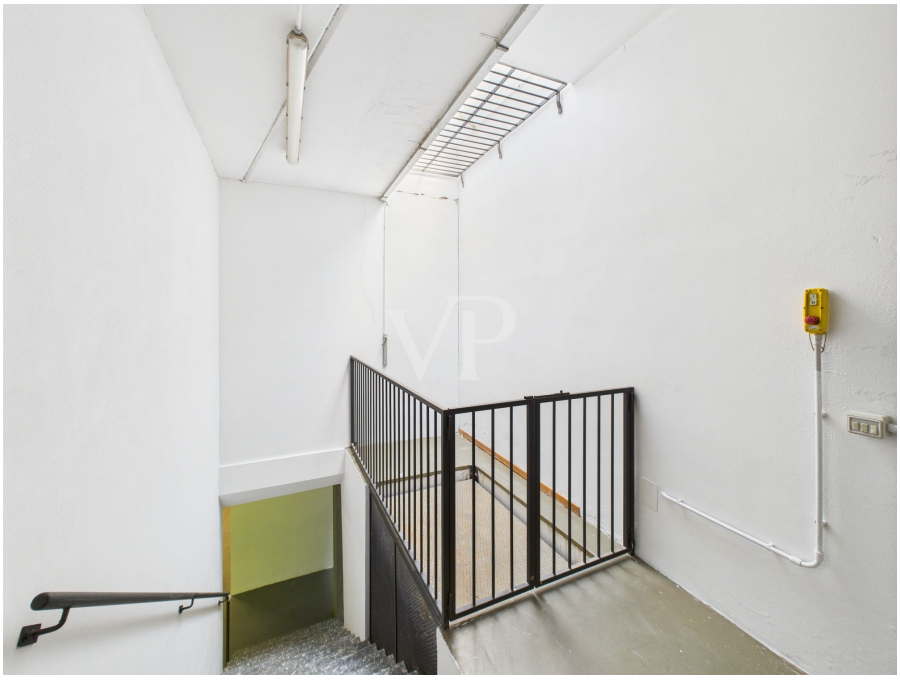
The property



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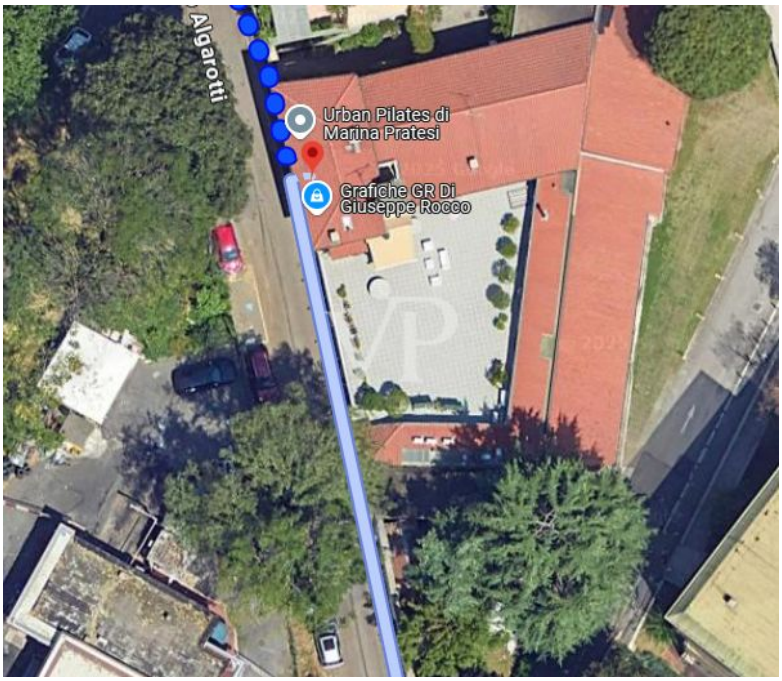

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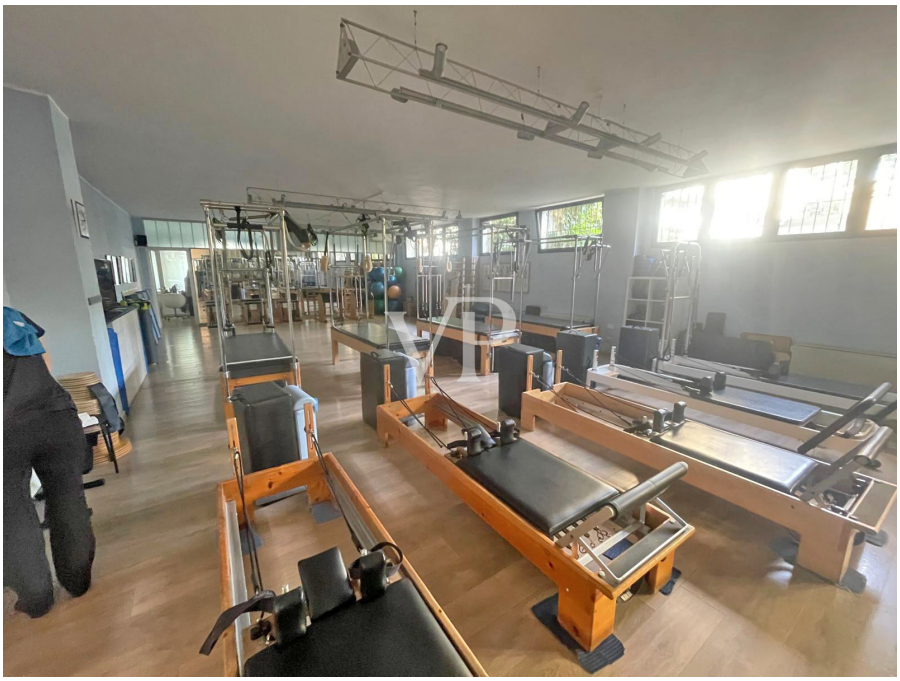

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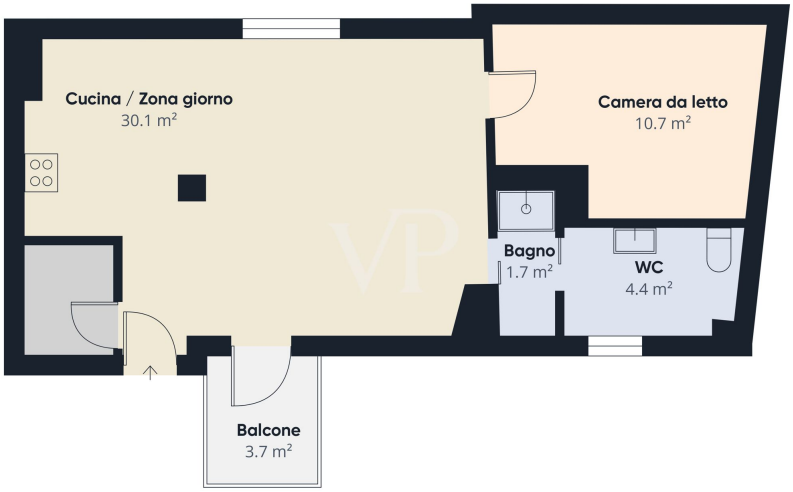
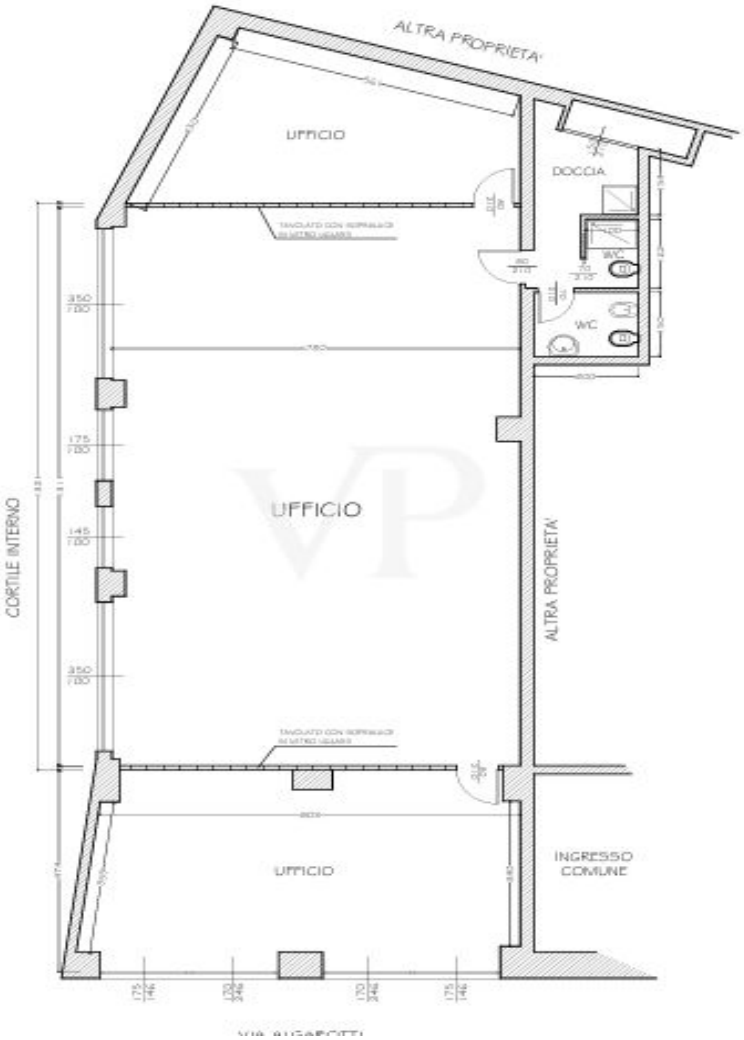
Floor plans


Cucina / Zona giorno
30.1 m²
Camera da letto
10.7 m²
Bagno
1.7 m²
WC
4.4 m²
Balcone
3.7 m²

Cucina
16.4 m²
WC
4.2 m²
Camera da letto
13 m²
8.9 m²
Bagno
6.2 m²
Corridoio
2.9 m²
Soggiorno
Corridoio
15.2 m²
Sala da pranzo
28.9 m²
Corridoio
2.9 m²
Camera da letto
15.4 m²
Bagno
11.5 m²



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

Unique opportunity in one of the most strategic and expanding areas of Milan, a few steps from Porta Nuova, Piazza Gae Aulenti and the Lombardy Region Palace. We propose the sale of an entire independent building of about 1,046 square meters, surrounded by greenery and located in a quiet street but perfectly connected with subways, train stations, services, schools and commercial areas.

The property consists of five units with different uses: residential, commercial, laboratory and storage. On the ground floor are commercial spaces with three independent entrances, including a driveway access with internal parking and car hoist, as well as a gymnasium currently leased until 2025. The main entrance leads to the residential area, served by an elevator.

The second floor houses a large apartment with an eat-in kitchen, double living room with terrace, three bedrooms, and three bathrooms. On the second floor is a two-bedroom apartment with a small terrace ideal as an annex or investment. A large warehouse with six rooms is developed in the basement.

This property stands out for its versatility and lends itself to multiple uses, whether for developers, real estate funds, family offices, sgr, companies or individuals looking for a multipurpose solution with residence and business in the same context. Excellent potential for future development and profitability.

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Details of amenities

- Independent heating
- Air conditioning (split)
- Hoist platform
- Terrace with automatic irrigation
- Elevator

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All about the location

Via Francesco Algarotti is located in the heart of the Isola district, a short walk from the regional business hub and the Porta Nuova complex. This area, part of the larger Gioia-Repubblica area, has undergone major urban redevelopment and is characterized by a lively mix of residential, office, service and commercial activities.
The location is excellent from a transportation point of view: the Centrale and Garibaldi stations, the M2 (Gioia), M3 (Sondrio) and M5 subway stops, as well as numerous bus and streetcar lines are within a few minutes' walk. In summary, Via Algarotti represents a strategic and well-served location, combining the tranquility of a street surrounded by greenery with the dynamism of a modern, multifunctional and constantly developing urban fabric.

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Contact partner

For further information, please contact your contact person:

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