

Milano - Ripamonti

## Exclusive loft in excellent condition with separate entrance, terrace and parking space

Property ID: IT252942430



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

**PURCHASE PRICE: 465.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT252942430 - 20141 Milano - Ripamonti**

- **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	IT252942430	Purchase Price	465.000 EUR
Living Space	ca. 80 m <sup>2</sup>	Type	Loft Studio Atelier
Rooms	3	Commission	Onder voorbehoud van commissie
Bedrooms	1	Total Space	ca. 100 m <sup>2</sup>
Bathrooms	2		
Year of construction	2016		

Property ID: IT252942430 - 20141 Milano - Ripamonti

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	24.85 kWh/m <sup>2</sup> a
Energy certificate valid until	04.06.2025	Energy efficiency class	A
		Year of construction according to energy certificate	2013

Property ID: IT252942430 - 20141 Milano - Ripamonti

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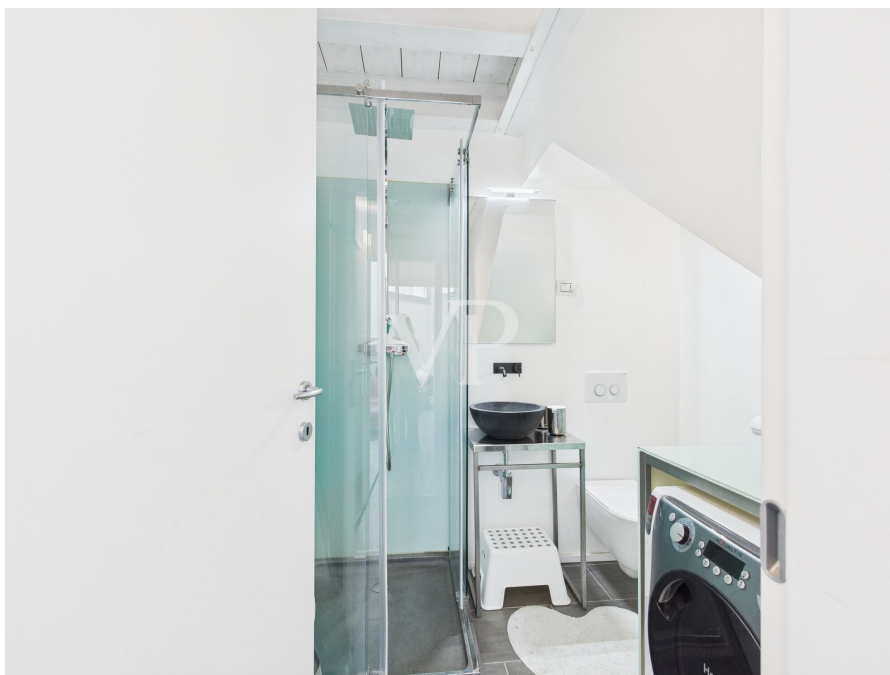
Property ID: IT252942430 - 20141 Milano - Ripamonti

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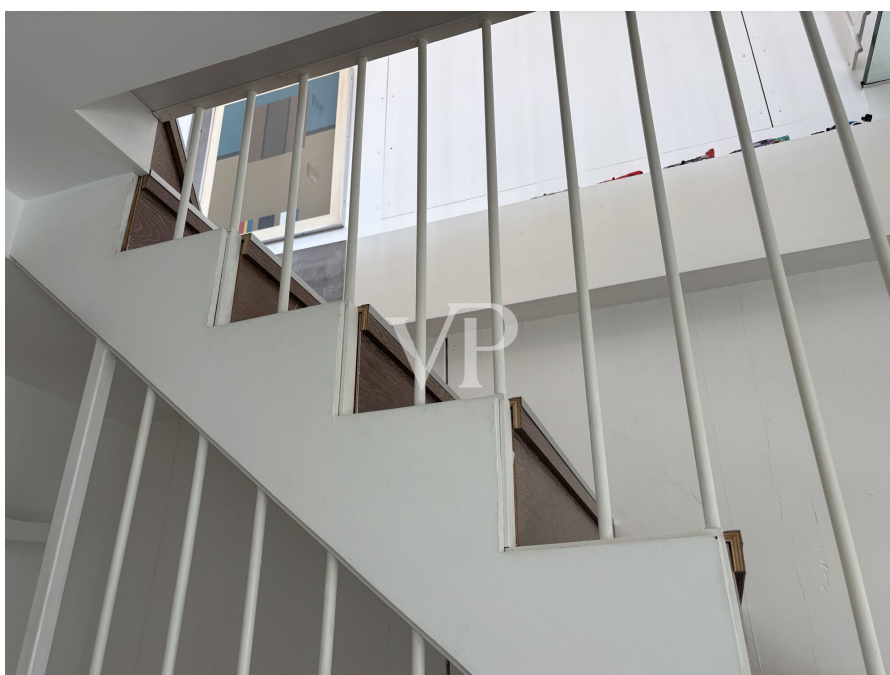
Property ID: IT252942430 - 20141 Milano - Ripamonti

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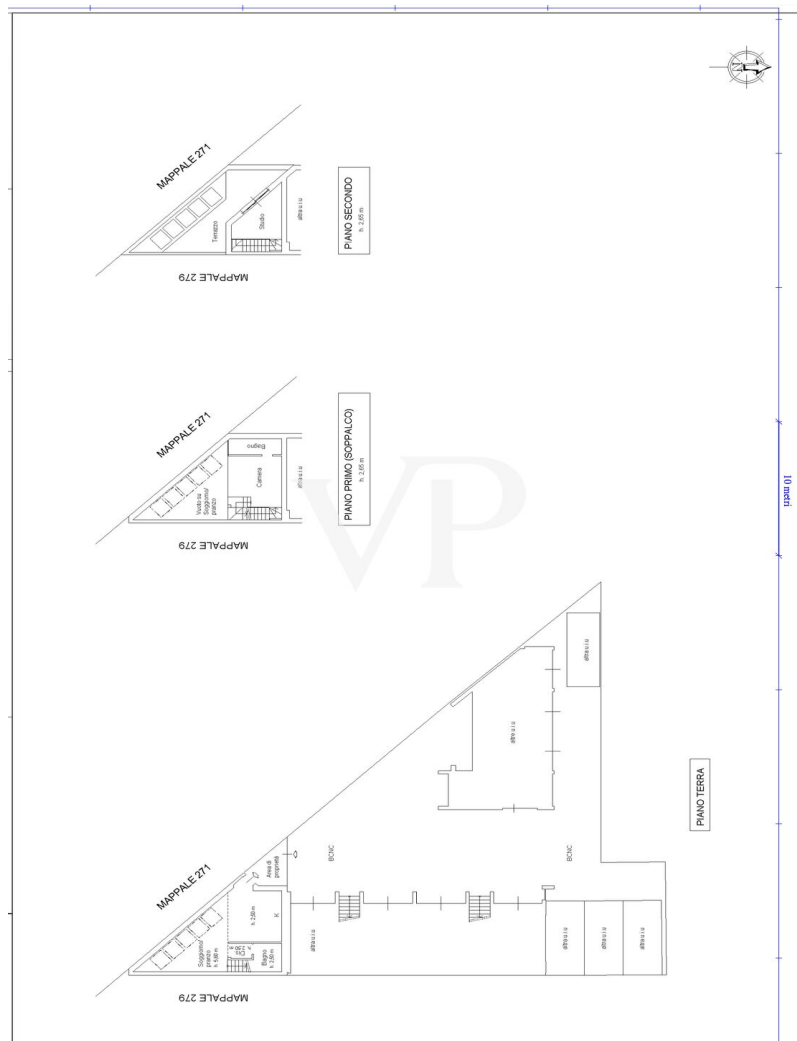
Property ID: IT252942430 - 20141 Milano - Ripamonti

## The property



Property ID: IT252942430 - 20141 Milano - Ripamonti

## Floor plans

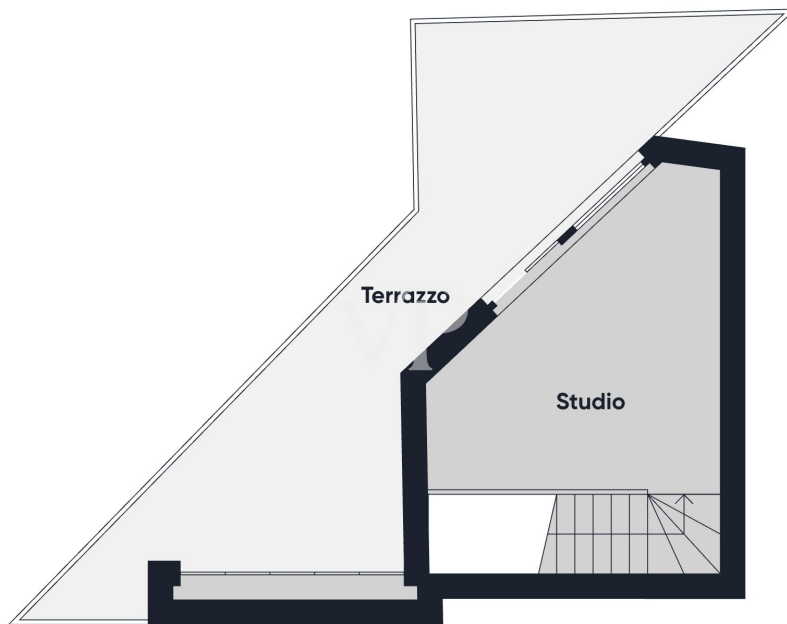




Piano 0



Piano 1



Piano 2



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**

**Modern Detached Solution with Terrace - Prada Foundation Area**

**On Via Privata Tirso, we offer a refined home with a separate entrance on three levels, immersed in the quiet of an inner courtyard of an elegant building from the early 1900s.**

**Perfect for managers, professionals and young couples, this residence is the ideal combination of contemporary style, comfort and privacy, within a context undergoing strong urban redevelopment, increasingly central and well connected.**

**The property, in energy class A, is on three levels:**

**On the ground floor opens a bright and spacious open-plan living area with modern open kitchen, dining room, living room and first bathroom.**

**On the second floor, a master bedroom with scenic views of the living room below and a second bathroom with refined finishes.**

**On the second floor, a versatile space that can be used as a study or second bedroom with a rollaway bed opens onto a private terrace overlooking the greenery and the nearby sports field-an oasis of tranquility in the heart of the city.**

**Completing the property:**

- Independent access from exclusive appurtenant area**
- Modern and designer finishes, with attention to the smallest details and possibility of custom furniture.**

**Convenient indoor parking space, in the condominium courtyard, upon request.**

**A valuable housing proposal, ideal for those who want to live in a strategic and fast-growing area, well connected to the center and the main corporate headquarters, without sacrificing the tranquility of an independent home.**

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## **Details of amenities**

- **Exclusive terrace with Tech Marino cladding**
- **Home Automation**
- **Very high ceilings**
- **Standard installations**
- **Energy class A**
- **Low condominium expenses thanks to photovoltaic panels**
- **Automated opening and closing of velux**
- **Possibility of parking space in the condominium courtyard**
- **Possibility of custom design furniture**

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## **All about the location**

Via Privata Tirso is located in one of the most dynamic and evolving areas of Milan, just a short walk from the Prada Foundation, a truly strategic area well connected to the city center. In the immediate vicinity are supermarkets, schools, pharmacies, gyms and other essential services. There is also no shortage of sports centers, health facilities and spaces dedicated to socializing. At 100 meters from the property we find the streetcar stop No. 24, which in a few stops takes us directly to Fountain/Duomo Square.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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