

Milano – Lambrate

# Lovely renovated one-bedroom apartment with balcony on high floor

Property ID: IT262942706



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

**PURCHASE PRICE: 329.000 EUR • LIVING SPACE: ca. 41 m<sup>2</sup> • ROOMS: 2**

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## At a glance

Property ID	IT262942706
Living Space	ca. 41 m <sup>2</sup>
Floor	4
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1950

Purchase Price	329.000 EUR
Commission	Onder voorbehoud van commissie
Total Space	ca. 50 m <sup>2</sup>
Usable Space	ca. 50 m <sup>2</sup>
Equipment	Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	08.02.2033	Final Energy Demand	228.59 kWh/m <sup>2</sup> a
		Energy efficiency class	E
		Year of construction according to energy certificate	1940

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## The property



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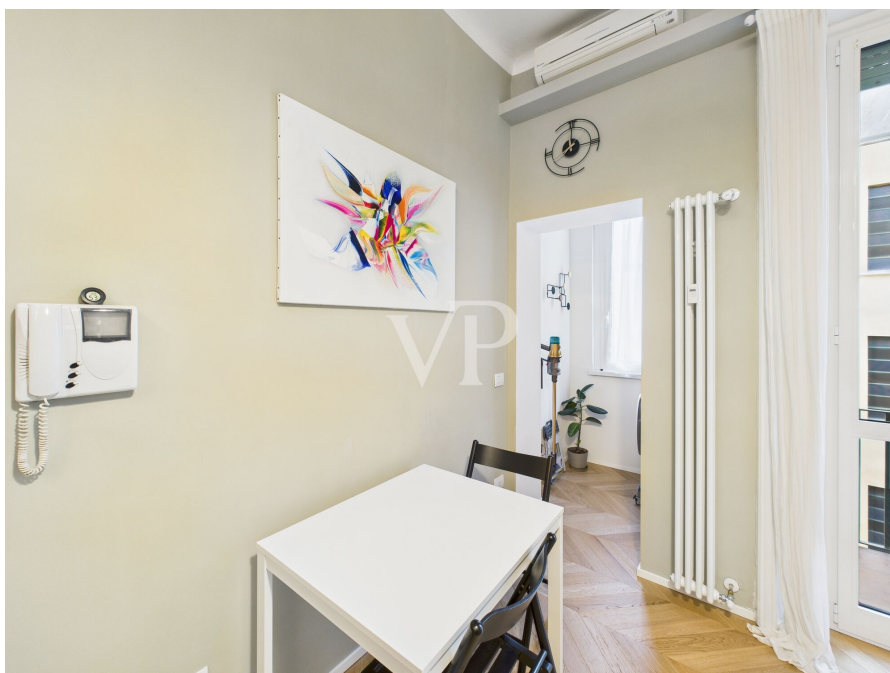
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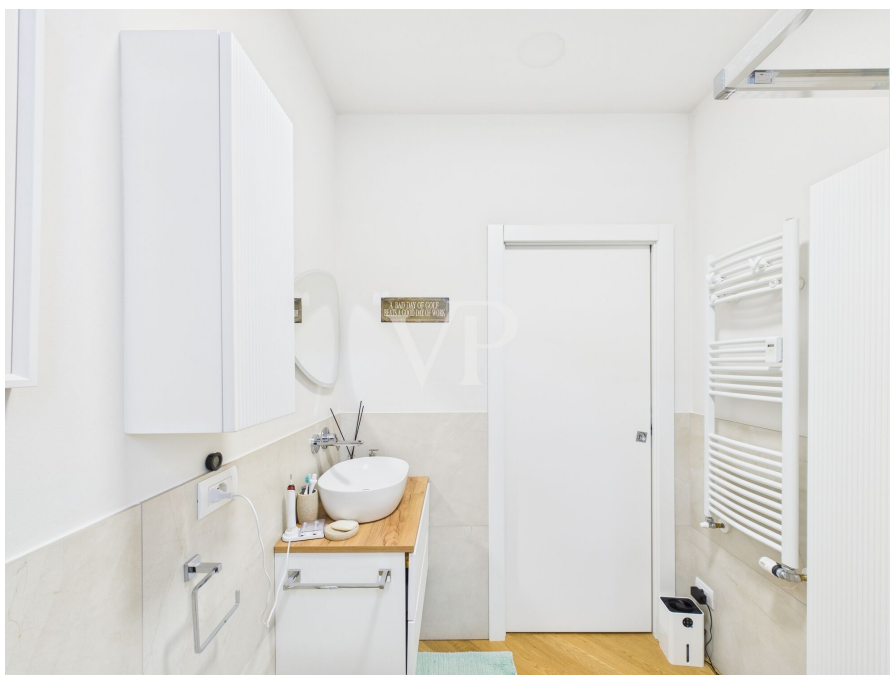
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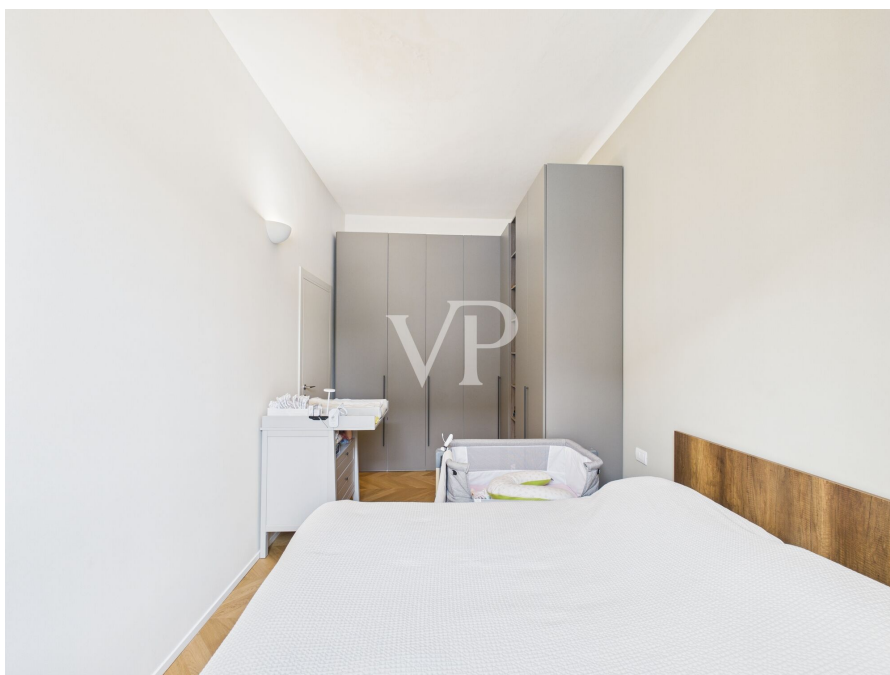
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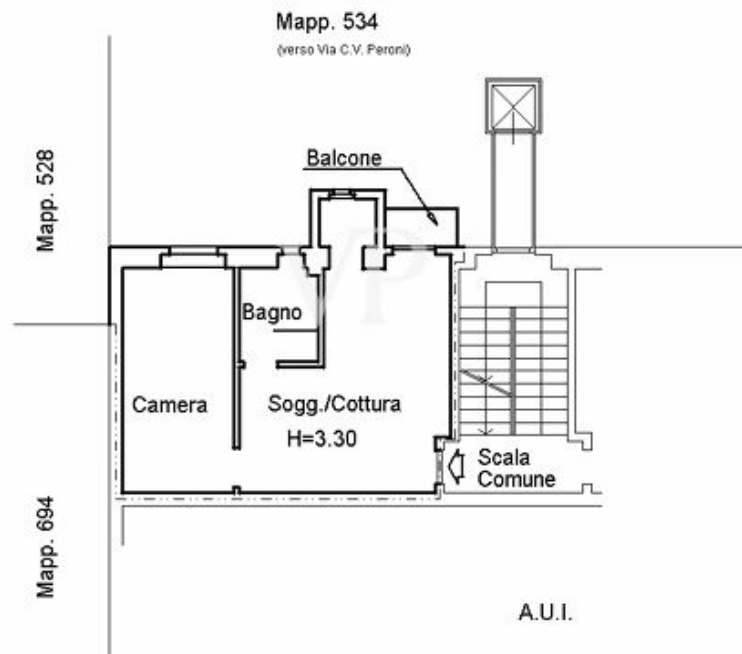
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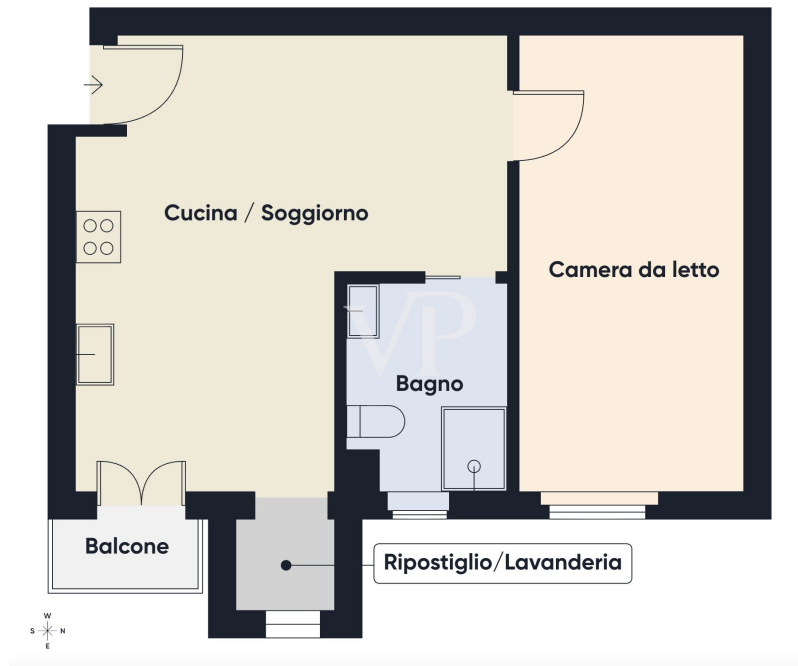
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## Floor plans





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

OPEN HOUSE!

WHEN. ---> SATURDAY, FEBRUARY 14, 2026

WHAT TIME? ----> FROM 10:30 A.M. ONWARD

WHERE. ----> VIA VALVASSORI PERONI 57, MILAN (LAMBRATE);

IT IS PREFERABLE TO BOOK A SLOT ABOUT THE TIME SLOT, TO BETTER  
MANAGE THE VISITS.

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In the heart of Lambrate, a few steps from Città Studi, we offer for sale a completely and tastefully renovated two-room apartment of about 50 sqm, located on the fourth and penultimate floor of an elegant 1960s building with elevator. The property enjoys an EAST exposure, completely internal, which guarantees silence and tranquility.

The apartment consists of:

entrance on bright living room with open kitchen, laundry room and balcony overlooking the condominium courtyard, a comfortable double bedroom, plus windowed bathroom equipped with shower box.

The property was renovated in 2024, with interventions also on the plumbing and electrical part, and is equipped with soundproofing, making it ready to live in.

Heating is central with radiators and condominium expenses amount to about € 230.00 per month.

This solution is ideal both as a main residence and as an investment, thanks to the strategic area, well served by public transport, stores and services.

An opportunity not to be missed!

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## Details of amenities

- Air conditioning with 2 splits
- Home automation system
- Total renovation 2024
- Induction cooktop
- Gas water heater
- Parquet
- Fixtures from 2019
- Possibility to use a condominium cellar at a cost of 400.00€ per year

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## All about the location

Via Carlo Valvassori Peroni is located in one of the most dynamic and sought-after areas of East Milan, between Lambrate and Città Studi, appreciated for its residential character well integrated with services and connections. The neighborhood offers everything necessary for daily life: neighborhood businesses, supermarkets, pharmacies, schools, gyms and clubs, in addition to its proximity to the university campus (about 1 km), which contributes to making the area lively and attractive also from an investment perspective. Connections are efficient thanks to the presence of numerous means of surface transportation and the Milan Lambrate train and subway station (about 500 meters), which allows rapid travel to the city center and the main urban and suburban routes. A well-serviced, practical and continuously enhancing context, ideal both for those looking for a convenient housing solution and for those who want a property with excellent profitability prospects.



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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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