

Milano - Lodi - Brenta

Lovely one-bedroom designer apartment with south-facing terrace

Property ID: IT262942728



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PURCHASE PRICE: 485.000 EUR • LIVING SPACE: ca. 43 m² • ROOMS: 2

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At a glance

Property ID	IT262942728
Living Space	ca. 43 m ²
Floor	6
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1950

Purchase Price	485.000 EUR
Commission	Onder voorbehoud van commissie
Total Space	ca. 54 m ²
Equipment	Terrace, Balcony

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Energy Data

Energy certificate valid until	27.04.2028	Energy Certificate	Energy demand certificate
		Final Energy Demand	106.64 kWh/m ² a
		Energy efficiency class	B
		Year of construction according to energy certificate	1950

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The property



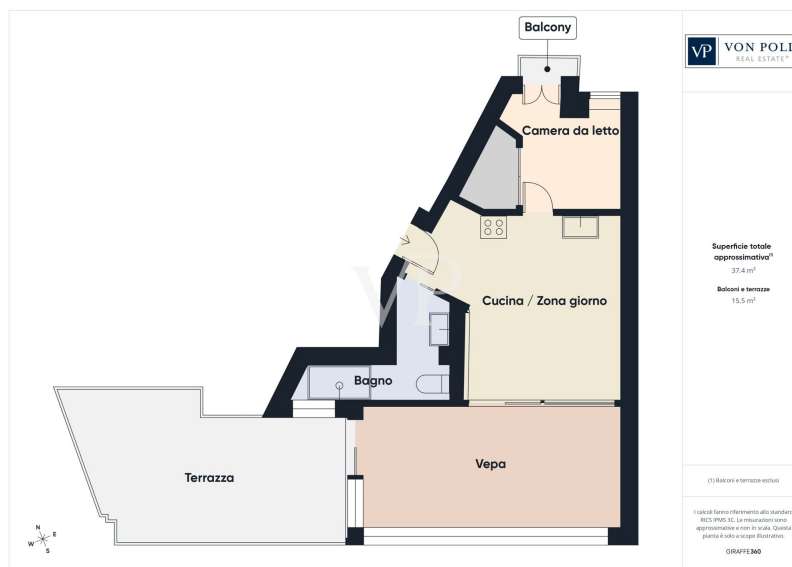
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The property



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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

Renovated class B penthouse with private terrace-spa, steps away from Scalo di Porta Romana - the new hub of post-Olympic Milan.

Top floor of redeveloped building with thermal insulation (Bonus 110) and energy class B: performance rare in Milan's historical heritage and perfectly aligned with the European Case Green Directive, which will reshape property values in the coming years.

The penthouse offers 60 sq m of real living, 12 months a year: 30 sq m interior of sartorial design (custom-made open kitchen, stone-effect marble, shower with chromotherapy, integrated home automation system, bedroom with custom-designed walk-in closet) and 30 sq m of south-facing terrace-the best exposure in Milan. Panoramic VEPA windows transform half the space into an air-conditioned conservatory, while the other open-air half houses a teak whirlpool jacuzzi, a bonsai olive tree and a hanging Zen garden. A true extension of the living room, without seasonal compromise.

Who it's for: professionals looking for a Milanese pied-à-terre with character, design-driven buyers, investors interested in a short-stay asset with an estimated 5-6% net yield (yield dossier available upon request).

Strategic location: Lodi-Brenta, tangent Porta Romana, in the heart of the most relevant Milanese urban transformation of the decade. The new Porta Romana Scalo - former Olympic Village now being converted to residences, offices and public spaces - will structurally impact the values of the entire perimeter in the next 18-24 months. M3 Lodi T.I.B. walking distance, bike paths, supermarkets, dining and services less than 100 meters away.

Visits by appointment. Complete file with floor plans, certifications and performance simulations available for qualified buyers.

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Details of amenities

- South-facing terrace with excellent natural light throughout the day
- Outdoor teak flooring
- Jacuzzi whirlpool
- Hanging zen garden with LED lighting, travertine stones and app-manageable automatic irrigation system
- Terrace walls made of stabilized real moss
- Air-conditioned winter garden, created through high-sealing VEPA panoramic glass windows
- Bioethanol fireplace
- Italian herringbone interior parquet flooring
- Custom kitchen with stoneware countertops and custom-made double-mirror door
- Bedroom with walk-in closet
- Spa-style bathroom with large shower equipped with chromotherapy, stone wall and tub function
- Countertop stone-effect marble washbasin
- Integrated home automation system for managing lights and blinds, compatible with Alexa
- Building completely renovated with Bonus 110%
- Cellar of 5 square meters of relevance
- Energy class A1

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All about the location

Via Tertulliano is located in a quiet and well-kept residential neighborhood, just a short walk from Porta Romana and Scalo di Porta Romana, an area under constant urban redevelopment. The area combines livability, modernity and comfort, ideal for those looking for a dynamic but reserved context.

Connections to the city center are quick thanks to the M3 subway line, streetcars, buses and bike paths, making daily commutes easy. Nearby are supermarkets, bars, restaurants, gyms and neighborhood stores, as well as green areas perfect for moments of relaxation.

A perfect context for young couples or professionals who want to live Milan in a comfortable, modern and quality way, without giving up services, outdoor spaces and an urban life full of opportunities.

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Contact partner

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