

Milano – Lodi - Brenta

## Lovely one-bedroom designer apartment with south-facing terrace

Property ID: IT262942728



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

PURCHASE PRICE: 520.000 EUR • LIVING SPACE: ca. 45 m<sup>2</sup> • ROOMS: 2

Property ID: IT262942728 - 20137 Milano – Lodi - Brenta

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

Property ID: IT262942728 - 20137 Milano – Lodi - Brenta

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT262942728           |
| Living Space         | ca. 45 m <sup>2</sup> |
| Floor                | 6                     |
| Rooms                | 2                     |
| Bedrooms             | 1                     |
| Bathrooms            | 1                     |
| Year of construction | 1950                  |

|                |                                |
|----------------|--------------------------------|
| Purchase Price | 520.000 EUR                    |
| Commission     | Onder voorbehoud van commissie |
| Total Space    | ca. 54 m <sup>2</sup>          |
| Usable Space   | ca. 43 m <sup>2</sup>          |
| Equipment      | Terrace, Balcony               |

Property ID: IT262942728 - 20137 Milano – Lodi - Brenta

## Energy Data

|                                   |            |
|-----------------------------------|------------|
| Energy certificate<br>valid until | 27.04.2028 |
|-----------------------------------|------------|

|                    |                              |
|--------------------|------------------------------|
| Energy Certificate | Energy demand<br>certificate |
|--------------------|------------------------------|

|                        |                |
|------------------------|----------------|
| Final Energy<br>Demand | 100.23 kWh/m²a |
|------------------------|----------------|

|                            |    |
|----------------------------|----|
| Energy efficiency<br>class | A+ |
|----------------------------|----|

|                                                            |      |
|------------------------------------------------------------|------|
| Year of construction<br>according to energy<br>certificate | 1950 |
|------------------------------------------------------------|------|

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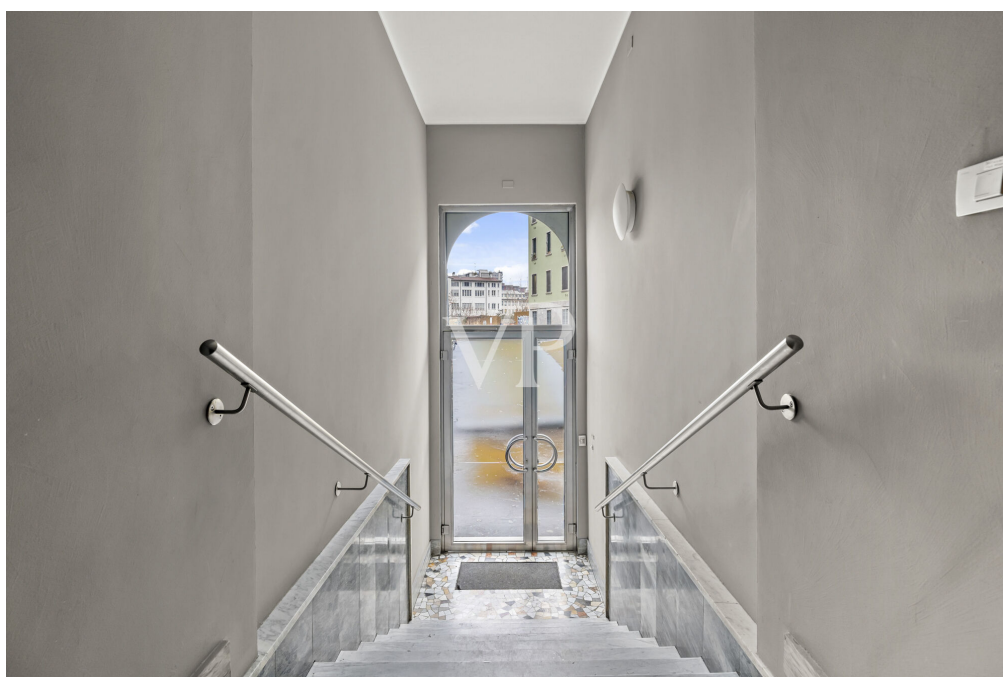
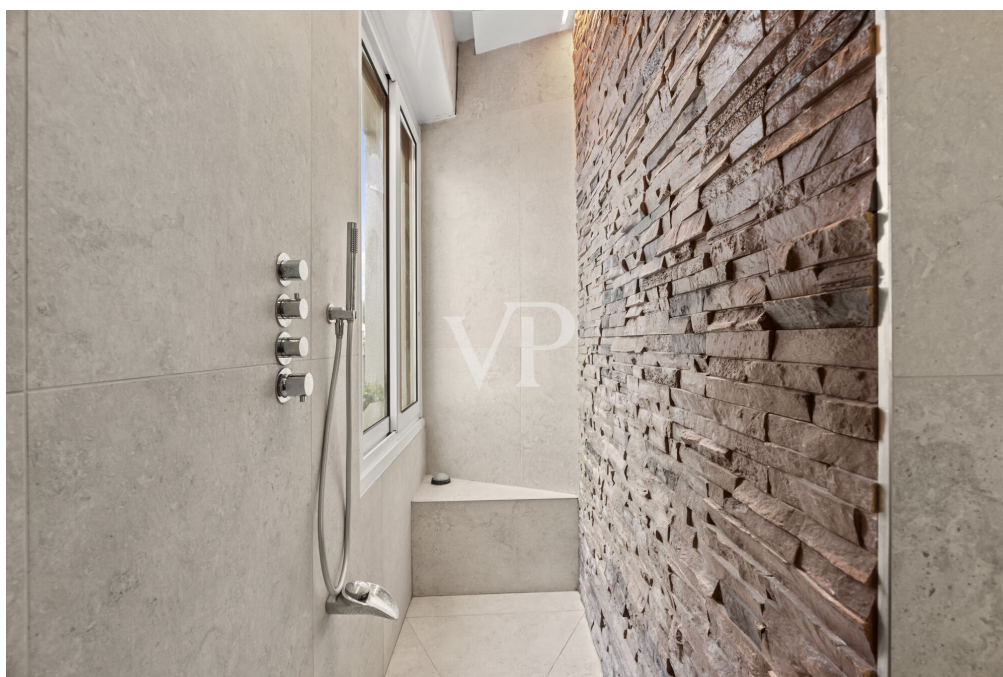
Property ID: IT262942728 - 20137 Milano – Lodi - Brenta

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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

In Via Tertulliano 55, in one of the most interesting and well-connected residential areas of Milan, Von Poll Real Estate offers for sale an exclusive one-bedroom apartment, located on the sixth floor of a completely renovated building. A home with double exposure, completely renovated with top-level finishes, designed for those looking for a distinctive property and out of the traditional standards.

The entrance opens onto a modern and refined living room with a custom-made open kitchen, where refined materials and tailoring details create a cozy and harmonious environment.

From the living room there is access to a beautiful south-facing terrace, the best possible exposure, providing natural light and sunshine throughout the day: a unique space designed as a true extension of the living area.

The terrace has been designed as a private oasis: a hanging zen garden, whirlpool jacuzzi, teak surfaces, and a relaxing atmosphere that recalls the concept of daily well-being. Part of the space is transformed, thanks to VEPA panoramic windows, into an air-conditioned winter garden, perfectly livable in every season.

The sleeping area consists of a bedroom with a walk-in closet, and access to an interior balcony, providing tranquility and privacy.

The bathroom completes the living experience as a true private spa, with a large shower equipped with chromotherapy, stone wall, tub function, and stone-effect marble sink.

Completing the property is an appurtenant wine cellar and an advanced home automation system that makes the home modern, efficient and perfectly in line with a contemporary lifestyle.

An ideal solution for singles or young couples looking for a home with character, bright, technological and capable of standing out.

The location represents one of the strengths of the property: Via Tertulliano 55, in a quiet and well-served residential context, a short distance from Porta Romana and Scalo di Porta Romana, an area undergoing a major urban redevelopment. The area is well connected with the rest of the city thanks to the proximity of the subway line M3 (Lodi T.I.B.) and numerous streetcar and bus lines, as well as convenient bicycle paths. In the immediate vicinity are supermarkets, neighborhood stores, restaurants, bars, gyms,

pharmacies and all the main services necessary for daily life.

Property ID: IT262942728 - 20137 Milano – Lodi - Brenta

## 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

Property ID: IT262942728 - 20137 Milano – Lodi - Brenta

## 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

For further information, please contact your contact person:

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