

Milano – Vetra

# Spacious open space loft completely renovated

Property ID: IT262942729



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PURCHASE PRICE: 649.000 EUR • LIVING SPACE: ca. 94 m<sup>2</sup> • ROOMS: 2

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## At a glance

Property ID	IT262942729
Living Space	ca. 94 m²
Available from	02.02.2026
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1900

Purchase Price	649.000 EUR
Commission	Onder voorbehoud van commissie
Total Space	ca. 118 m²

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	15.11.2032	Final Energy Demand	93.59 kWh/m²a
Power Source	Electric	Energy efficiency class	C
		Year of construction according to energy certificate	1900



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## The property



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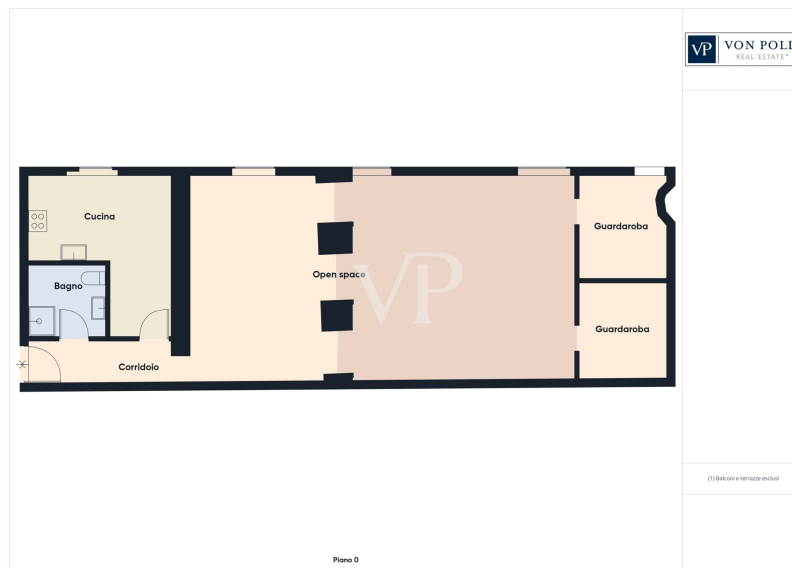
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## Floor plans



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

In one of the most sought-after and highly attractive areas of Milan, a few steps from the Columns of San Lorenzo and Porta Ticinese, we offer for sale 118 sqm loft in excellent condition, ideal as an income investment or professional representative space.

The property is located in Via Molino delle Armi 13, in a strategic and central location, perfectly served by public transport and inserted in a historical context of strong tourist and commercial appeal.

The loft, characterized by exposed brick ceilings and an authentic and distinctive atmosphere, is spread over a large, well-organized and functional area.

The interior distribution includes:

- entrance to large multifunctional open space, easily adaptable to different configurations;
- large and bright eat-in kitchen;
- two convenient storage rooms, ideal as service or storage spaces;
- bathroom with shower stall.

Despite being located on the basement floor, the property enjoys excellent natural light, thanks to numerous openings and light finishes that enhance the rooms.

Heating and air conditioning ensure constant comfort throughout the year.

One of the main strengths of this property is its high versatility of use:

- Perfect as an income loft for short or medium-term rentals, the property represents a concrete and already high-performing opportunity. The current average occupancy is about 70 percent, with an average annual income of about €60,000, a fact that confirms the high demand and attractiveness of the area.
- ideal as a professional studio, showroom, creative office or representative office for architects, designers, consultants and professionals;
- easily adaptable thanks to the square footage.

Location is one of the main assets: in the immediate vicinity there are universities, professional offices, clubs, restaurants, Navigli, historic center, as well as all basic services.

Excellent connections to the main subway lines M2 Sant'Ambrogio, M3 Missori, M4 Santa Sofia, as well as streetcars and buses.

A ready, flexible and highly profitable solution, designed for those looking for a property



capable of combining location, character and performance in one of the most dynamic areas of Milan.

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## Details of amenities

- Ducted hot/cold air conditioning
- Ducted dehumidifier in all rooms
- Alarm system
- Central heating with temperature control
- Liveable kitchen
- Large walk-in closet
- Windowed bathroom with shower stall
- Additional room that can be used as a study, gym or hobby room
- PVC window frames with double glazing
- Armored door

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## All about the location

Living between Colonne di San Lorenzo and Porta Ticinese means living in the authentic heart of Milan, in one of the city's most fascinating, historic and lively neighborhoods.

An area where historical and architectural heritage coexists in perfect balance with modernity and contemporary life, offering a unique context.

The Colonne di San Lorenzo, a symbol of the city and meeting point for generations of Milanese, frame an area enlivened by trendy clubs, restaurants, boutiques and art galleries, making for a dynamic and cosmopolitan atmosphere. A few steps away is Porta Ticinese, privileged access to the Navigli, the heart of Milanese nightlife and creativity.

The location is strategic and perfectly served: nearby are the M2, M3 and M4 subway lines, as well as streetcars, buses and bike paths that guarantee quick connections to every part of the city.

There is no lack of services and amenities for daily life: supermarkets, gyms, pharmacies and stores of all kinds and types as well as a rich cultural and gastronomic offer.

Living in this area means choosing an authentic and prestigious lifestyle, where history, design and urban vitality come together to create a refined and always up-to-date environment.

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## Contact partner

For further information, please contact your contact person:

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