

Milano - Bocconi

## Bright apartment in a historic building with a basement

Property ID: IT262942765\_2



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

**PURCHASE PRICE: 440.000 EUR • ROOMS: 3**

**Property ID: IT262942765\_2 - 20136 Milano - Bocconi**

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## At a glance

|             |               |
|-------------|---------------|
| Property ID | IT262942765_2 |
| Floor       | 2             |
| Rooms       | 3             |
| Bedrooms    | 1             |
| Bathrooms   | 1             |

|                       |                                       |
|-----------------------|---------------------------------------|
| Purchase Price        | 440.000 EUR                           |
| Type                  | Apartment                             |
| Commission            | Er worden kosten in rekening gebracht |
| Total Space           | ca. 90 m <sup>2</sup>                 |
| Condition of property | Needs renovation                      |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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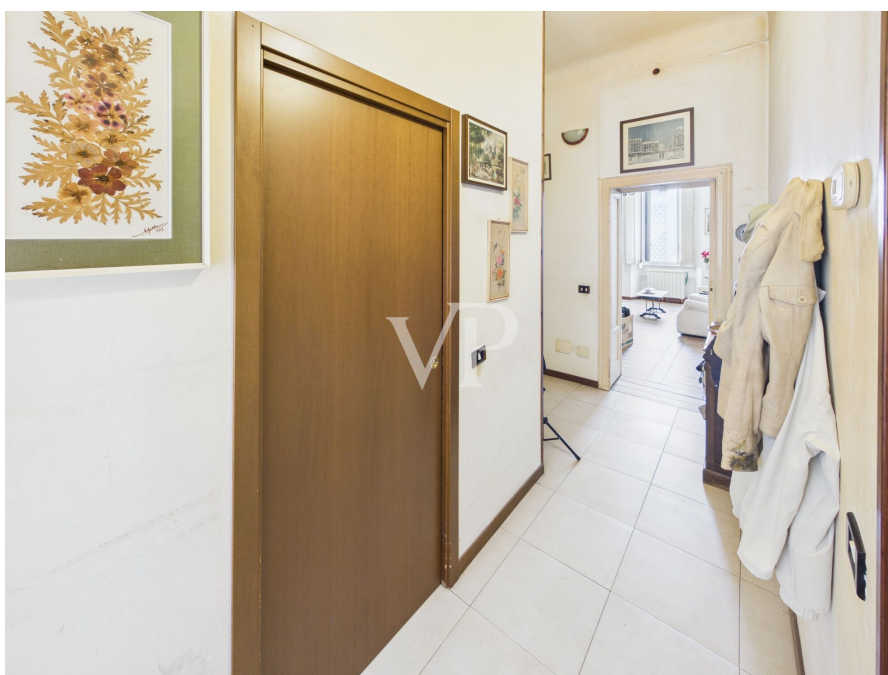
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## The property



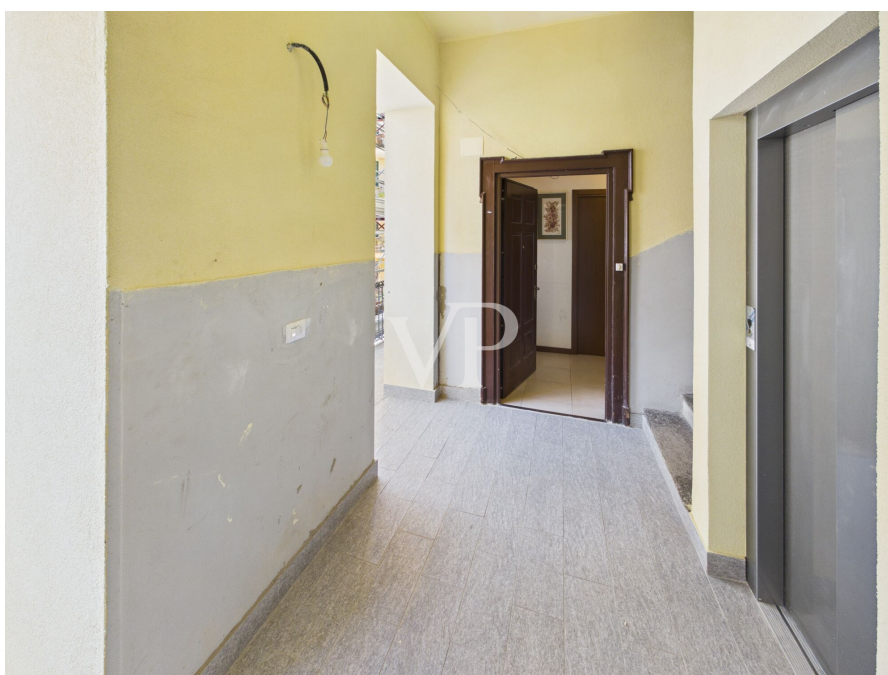
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## Floor plans



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

In one of Milan's most sought-after and prestigious neighborhoods, we are offering for sale the BARELY PROPERTY of an apartment located on the second floor of an elegant historic building with an elevator.

The property enjoys dual exposure, overlooking both the inner courtyard and a quiet residential street, ensuring a peaceful and private setting despite being in the heart of the city.

The location is one of the property's main strengths: just a short walk from Bocconi University, Ravizza Park, and Milan's historic center, the neighborhood offers all essential amenities, efficient transportation links, shops, restaurants, and green spaces. This area is particularly sought after by those seeking a high-quality urban lifestyle as well as by investors who recognize the area's value and enduring appeal.

The building is currently undergoing renovation work that will further enhance its prestige and value over time.

The apartment requires personalization and renovation, offering the opportunity to design the spaces according to one's own needs and taste.

The property includes a spacious 12-square-meter basement.

The sale is for bare ownership, with a 86-year-old usufructuary (who will be 87 in December 2026).

An ideal opportunity for investors and for those seeking to acquire a property in one of Milan's most sought-after areas, with excellent prospects for future appreciation.

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## **Details of amenities**

- Elevator
- Bathroom with a window
- Tile and porcelain stoneware flooring
- Spacious basement
- Independent heating

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## All about the location

Located in one of Milan's most dynamic and sought-after neighborhoods, this apartment lets you experience the city in the utmost comfort. The area is well-served by public transportation, shops, supermarkets, cafes, and restaurants—ideal for those who want everything within easy reach and easy access to the city center and major universities.

The neighborhood offers a perfect balance between urban life, amenities, and recreational spaces, with a pleasant, youthful, and lively atmosphere. It's the ideal choice if you're looking for a practical, well-connected setting full of opportunities in the heart of Milan.

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## Contact partner

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

**Christian Weissensteiner**

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