

Milano - Cenisio

# Lovely renovated one-bedroom apartment with balcony

Property ID: IT262942855



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**PURCHASE PRICE: 445.000 EUR • LIVING SPACE: ca. 43 m<sup>2</sup> • ROOMS: 2**

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## At a glance

Property ID	IT262942855	Purchase Price	445.000 EUR
Living Space	ca. 43 m <sup>2</sup>	Commission	Onder voorbehoud van commissie
Floor	1	Total Space	ca. 50 m <sup>2</sup>
Rooms	2	Equipment	Balcony
Bedrooms	1		
Bathrooms	1		
Year of construction	1930		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	28.11.2025	Final Energy Demand	49.31 kWh/m <sup>2</sup> a
		Energy efficiency class	C
		Year of construction according to energy certificate	1930

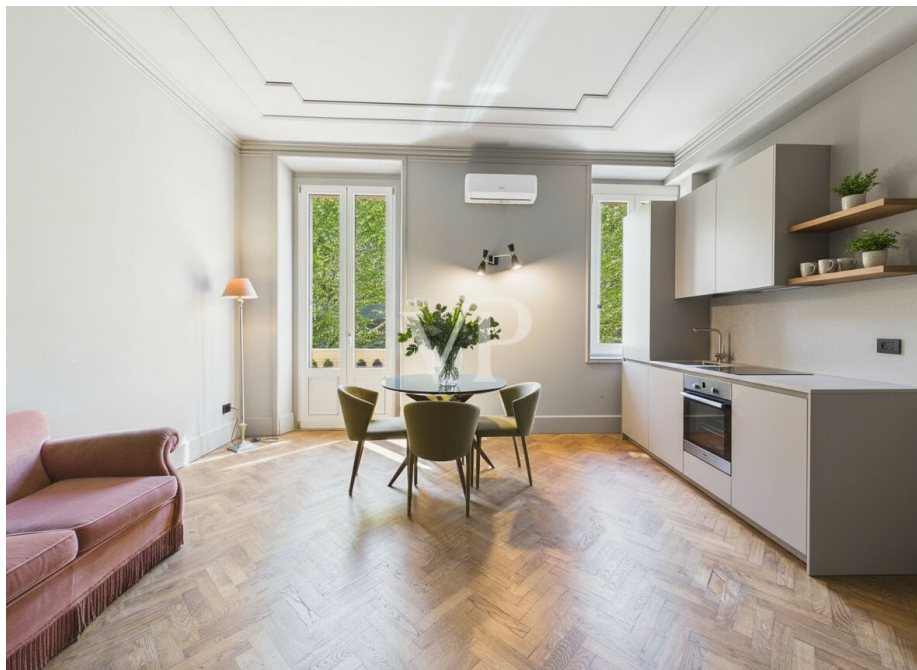
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## The property



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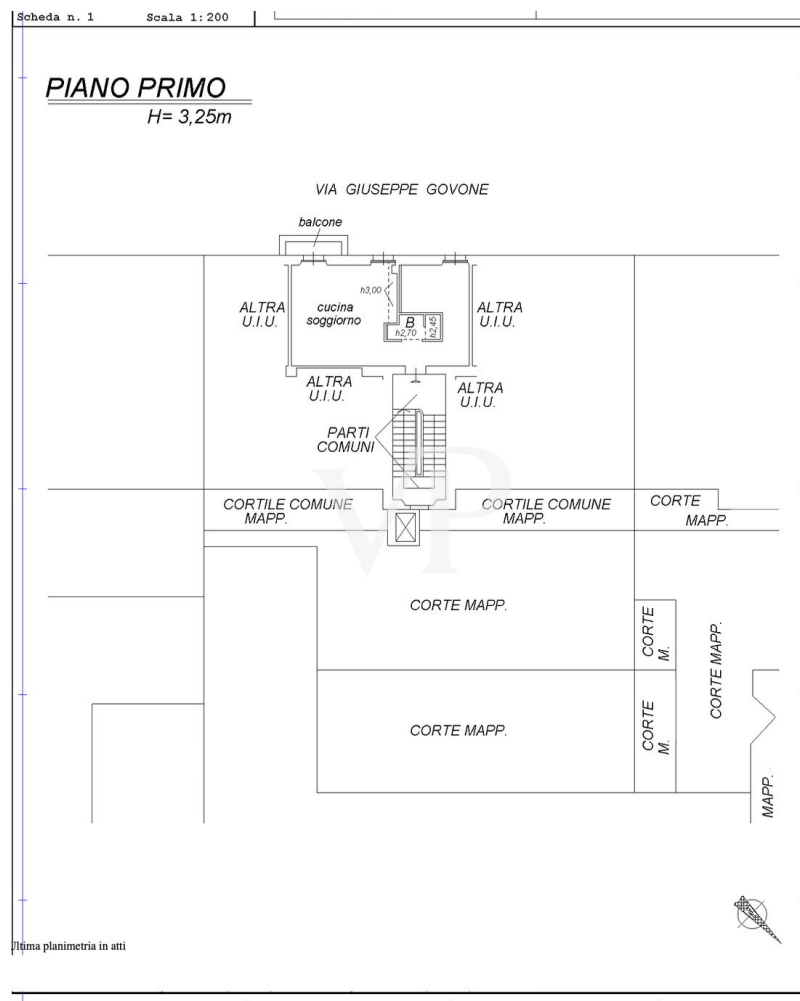
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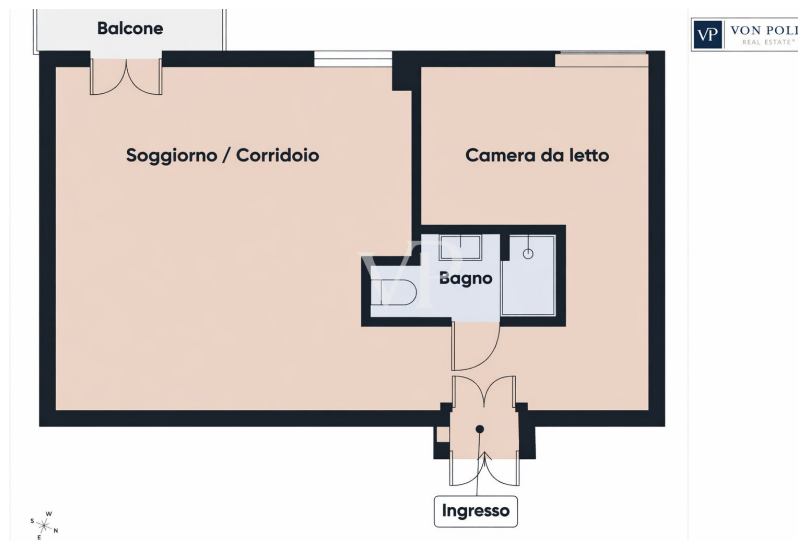
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## Floor plans





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

In the heart of the Cenisio district, in one of the most interesting and constantly evolving areas of Milan, we propose an apartment inserted in a strategic and perfectly connected context, just a few steps from the M5 subway line (Cenisio stop) and in close proximity to Porta Nuova, Monumentale, the Arch of Peace and Sempione Park. The area offers an ideal balance between privacy and urban vibrancy, with easily accessible services, schools, stores and green spaces, further enhanced by the future development of Scalo Farini.

The property is located within an elegant, well-preserved period building with elevator and half-day concierge service. Located on the first noble floor, the apartment enjoys a quiet view of Via Govone, characterized by century-old trees that provide privacy and a pleasant living quality, with two windows and a French door leading to the balcony.

The neighborhood is well served and full of commercial activities and basic services, as well as numerous stores of all kinds, supermarkets, restaurants and clubs that contribute to making the area lively and functional at all times of the day.

The home, recently renovated with care, presents a functional distribution of space. The entrance opens onto a hallway that leads to the living area, where we find a large living room with open kitchen, bright and welcoming. The bathroom, equipped with forced aspiration and large shower, is designed to offer comfort and practicality. The sleeping area is developed through a passage space ideal for custom-made closets, enhanced by the internal heights of 3.20 meters, which allow the best use of volumes, up to the bedroom.

Behind the block is the historic Villa Simonetta, a recognized music and cultural

center. In addition, the area is involved in the Cenisio-Brera transformation project, which will lead to the creation of the Parco delle Arti (Arts Park) and the new Arts Campus, home of the Brera Academy, with new pedestrian paths and green spaces near the property, helping to make the neighborhood even more attractive and modern.

An ideal solution for those who are looking for an elegant home, well connected and inserted in a context in strong enhancement: do not miss this opportunity ready to live and take advantage of the Bonus mobili facilitation!

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## Details of amenities

- Double glazing
- Cold/hot air conditioning system
- Eco-friendly central heating system with thermostats and cast-iron radiators
- Italian herringbone parquet in solid oak treated with natural oil
- Skirting board height 20cm
- Period doors
- 3.20m high ceilings
- Electrical system Living Now by Ticino sink
- Cappellini faucets design by Giò Ponti
- Facilitation "Bonus Furniture"
- The electrical system is Living Now
- You can remotely activate water heater system valves

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## All about the location

Via Govone is located in the heart of the Cenisio neighborhood, one of the most appreciated areas in Milan for the perfect balance between residential livability and urban convenience. The area is characterized by a quiet and orderly atmosphere, enriched by the presence of wide tree-lined boulevards and an elegant urban fabric, making it particularly pleasant to live in on a daily basis.

The neighborhood offers a wide availability of services of all kinds: supermarkets, nearby stores, pharmacies, schools, and facilities useful for daily life are within easy walking distance. There are also numerous restaurants, bistros, and clubs that enliven the area, offering a wide range of gastronomic choices and making the neighborhood lively without being chaotic.

In terms of connections, Via Govone is excellently served. Just a short distance away is the M5 subway line (Cenisio stop), which allows quick travel to the city center and the main urban nodes. The area is also served by several streetcar and bus lines, which provide extensive connections with the rest of Milan.

Just minutes away are some of the city's most iconic areas, such as the Arco della Pace and Sempione Park, ideal for leisure and outdoor activities. The neighborhood also benefits from its proximity to major urban redevelopment projects, which are helping to further increase its value and attractiveness, making it an increasingly attractive choice from both a housing and investment perspective.

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## Contact partner

For further information, please contact your contact person:

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