

Milano - Loreto

# Residence with potential for a corporate office and three entrances

Property ID: IT262942877



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**PURCHASE PRICE: 698.000 EUR • LIVING SPACE: ca. 125 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT262942877 - 20131 Milano - Loreto**

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## At a glance

Property ID	IT262942877	Purchase Price	698.000 EUR
Living Space	ca. 125 m <sup>2</sup>	Office/Professional practice	Office building
Floor	3	Commission	Onder voorbehoud van commissie
Rooms	4	Total Space	ca. 130 m <sup>2</sup>
Bathrooms	3	Equipment	Balcony
Year of construction	1967		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	19.06.2034	Final Energy Demand	105.23 kWh/m <sup>2</sup> a
		Energy efficiency class	C
		Year of construction according to energy certificate	1967

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## The property



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## The property



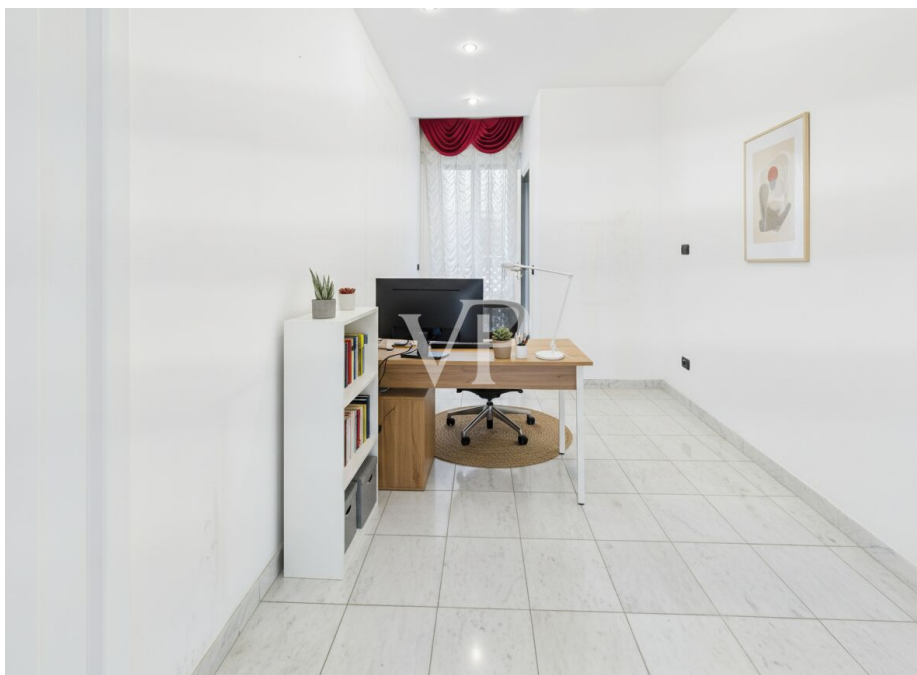
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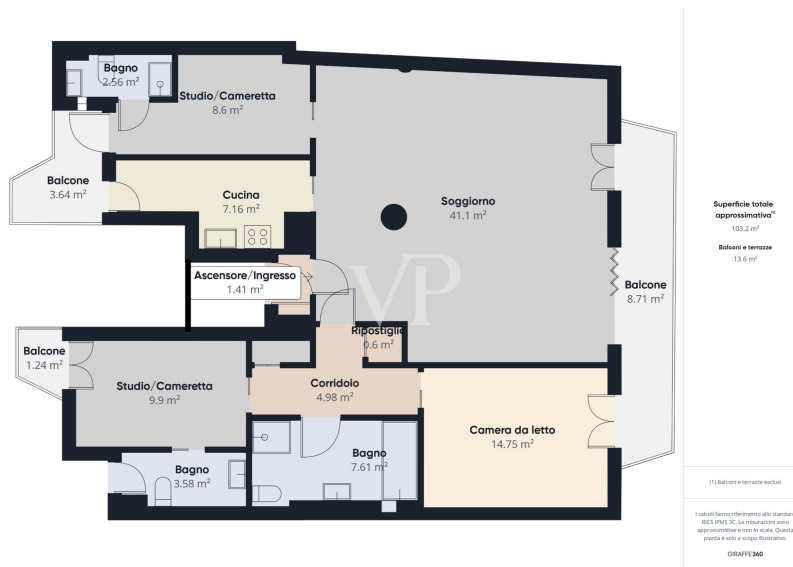
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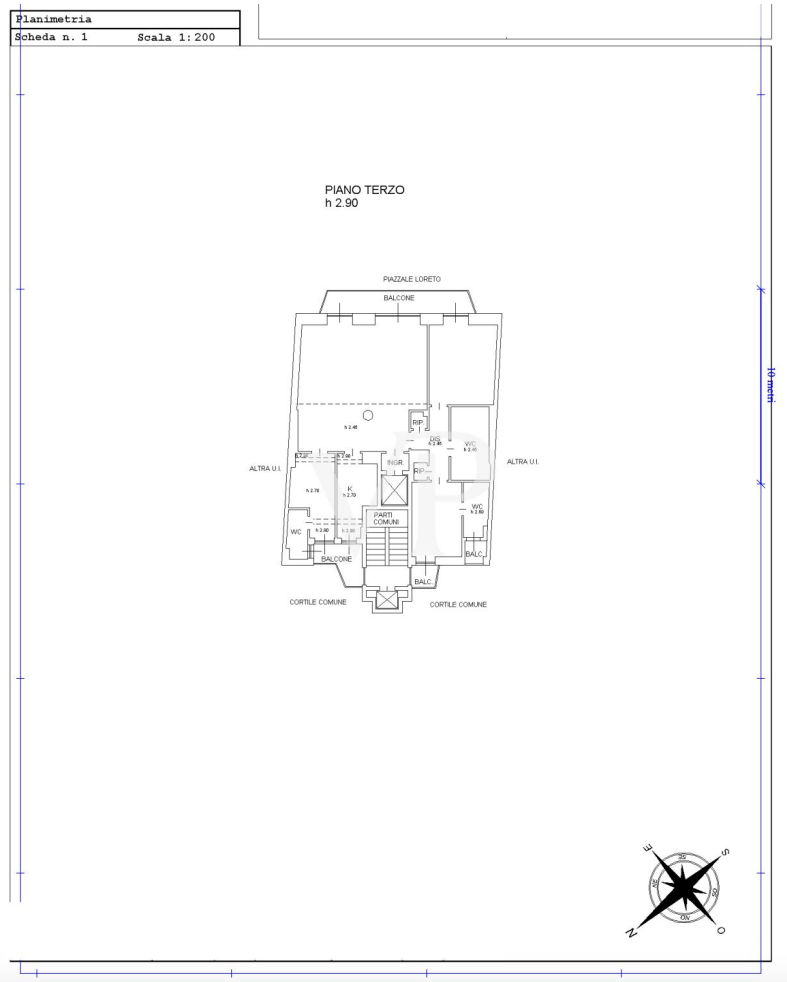
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# Floor plans





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**

**Piazzale Loreto – Residence with potential for a representative office and three entrances**

On the third floor of an elegant 1960s building with a concierge and well-maintained common areas, we are offering for sale a property of approximately 130 square meters, currently registered in the A/2 (residential), but with features particularly suited to professional use and a realistic possibility of changing the designated use to an office or professional practice (A/10), subject to verification and obtaining the necessary permits. In fact, the property was originally registered as an office (A/10) prior to its purchase by the current owner and is located within a condominium complex that already houses numerous professional practices and offices—a factor that confirms its natural suitability for executive and representative use.

The property stands out for its three independent entrances, one of which is a main entrance with an elevator leading directly into the unit—a rare feature that ensures maximum privacy and efficient workflow management. The interior spaces are spacious and bright: the main entrance leads to a large open-plan area, ideal as a reception area, welcome space, or meeting room, overlooking the cityscape and offering access to a balcony.

The interior layout includes several rooms that can be easily configured as operational offices, executive offices, meeting rooms, or spaces dedicated to professionals and consultants, in addition to three existing restrooms—a feature particularly appreciated in a work environment. An additional area is also available for use as a break room, archive, or utility room.

The absence of significant structural constraints offers extensive design flexibility, allowing for complete customization of the spaces to meet specific operational needs. The three independent entrances also make the property particularly well-suited for law firms, consulting firms, professional coworking spaces, or businesses requiring separate access routes for clients, staff, and management.

The property includes an attached basement.

There is the option to purchase a spacious garage within the building separately.

The location is one of the property's main strengths. Piazzale Loreto is one of Milan's most important strategic hubs, characterized by high visibility, heavy foot traffic, and a dynamic urban setting rich in services, commercial activities, corporate offices, and professional firms. Transportation links are excellent thanks to the Loreto station (MM1 and MM2),

**which allows for quick access to every part of the city.**

**The area's appeal is set to grow even further thanks to the "LOC – Loreto Open Community" redevelopment project, which will transform the square into one of Milan's most innovative urban hubs, enhancing the urban quality, services, and real estate value of the entire district.**

**An ideal solution both for those seeking to establish a prestigious professional office in a central and well-connected location, and for those looking for a spacious home with high appreciation potential.**

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## **Details of amenities**

- Underfloor central heating
- 3-module condensing boiler
- Double-glazed aluminum window frames
- Two safes
- Electric roller shutters
- Alarm system with remote controls as well
- Three entrances
- Three balconies
- Video intercom
- Gas-fired storage boiler
- Wired broadcasting
- Air conditioning system with 5 splits
- Possibility of buying garage for large car with separate request

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## **All about the location**

The property is located in Piazzale Loreto, one of Milan's best-known and most strategic squares, now at the center of a major urban redevelopment project. The area represents one of the main city hubs and is set in a lively and dynamic context, full of stores, restaurants, bars, offices and services, as well as numerous sports facilities such as the Bacone pool and the historic Cozzi pool. A short and pleasant walk will take you to the Indro Montanelli Public Gardens, which are home to important cultural attractions such as the Civic Museum of Natural History and the Ulrico Hoepli Planetarium, while about ten minutes will take you to the heart of Milan's historic center.

The area is also among the best served in the city in terms of connections: the Loreto stop of the MM1 (red) and MM2 (green) lines makes it possible to move quickly to all the main areas of Milan. In addition, both the Central Station and Milan Linate Airport are easily reached in a few minutes. The entire area will also undergo a significant urban transformation thanks to the LOC - Loreto Open Community project, intended to make the square one of the city's most modern and attractive new urban hubs.

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## Contact partner

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

**Christian Weissensteiner**

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