

Milano - Loreto

# Prestigious office with triple services and three entrances

Property ID: IT262942877



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

**PURCHASE PRICE: 765.000 EUR • LIVING SPACE: ca. 125 m<sup>2</sup> • ROOMS: 4**

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## At a glance

Property ID	IT262942877	Purchase Price	765.000 EUR
Living Space	ca. 125 m <sup>2</sup>	Commission	Subject to commission
Floor	3	Total Space	ca. 130 m <sup>2</sup>
Rooms	4	Equipment	Balcony
Bathrooms	3		
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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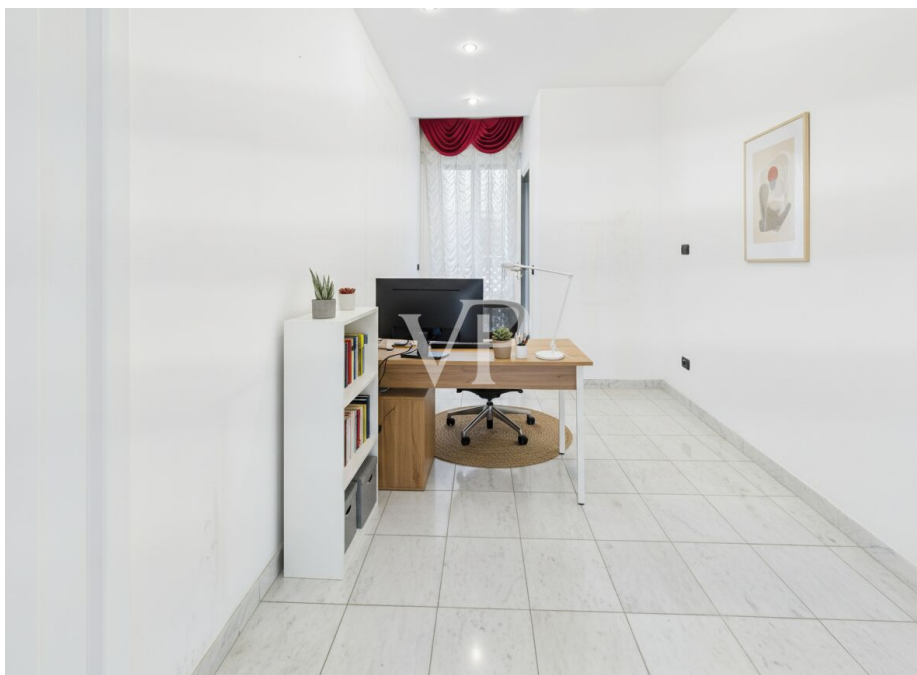
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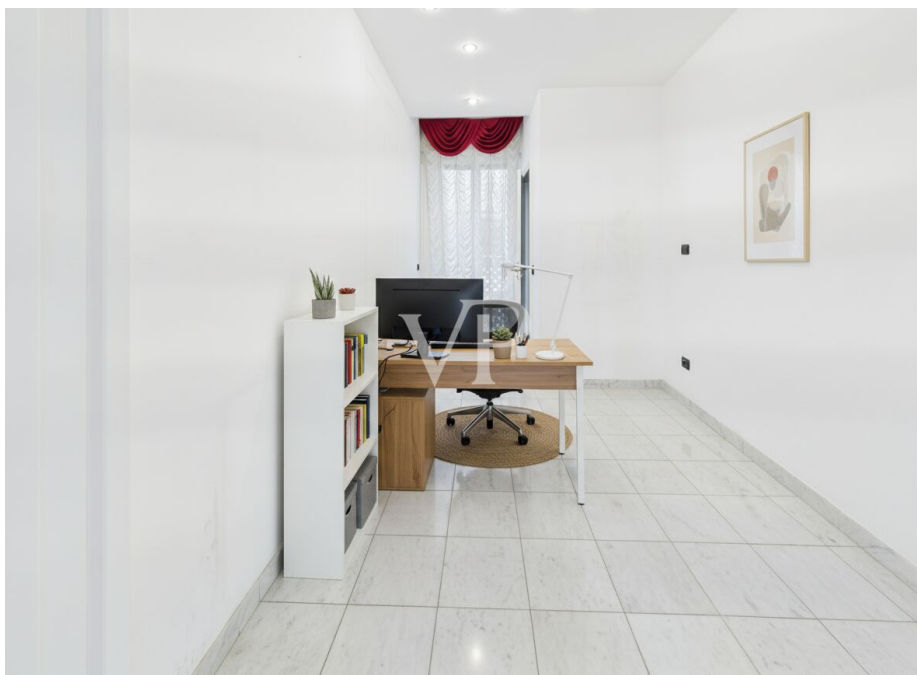
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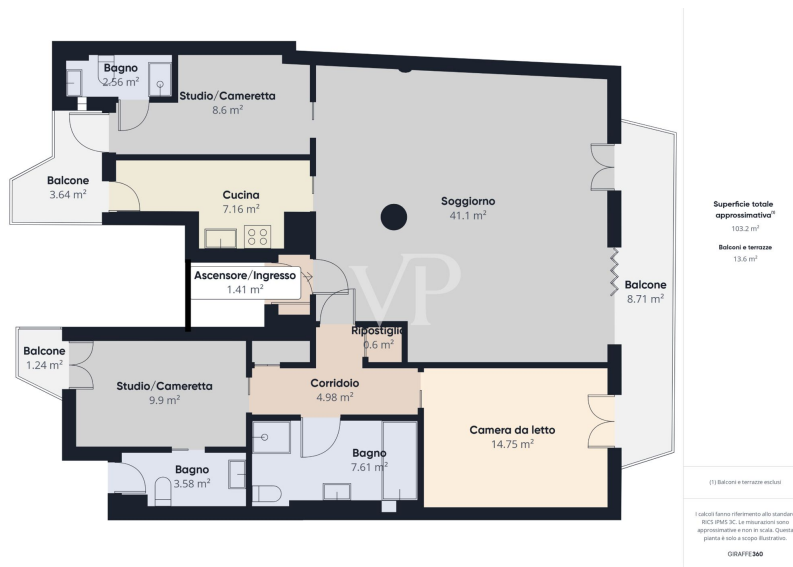
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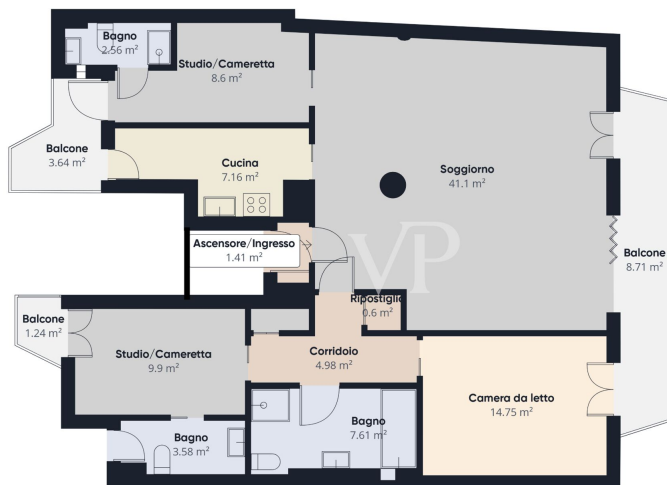
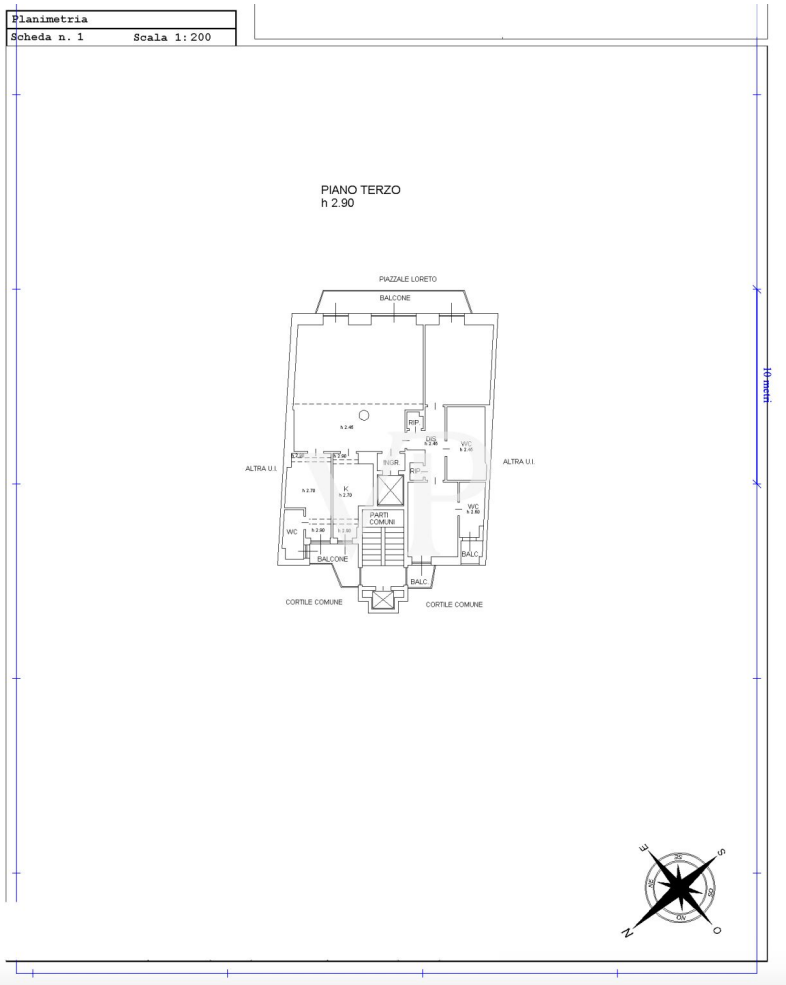
## The property



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## Floor plans





Superficie totale  
approssimativa<sup>(1)</sup>  
103.2 m<sup>2</sup>  
Balconi e terrazze  
13.6 m<sup>2</sup>

(1) Balconi e terrazze esclusi

Tutti i valori offerti sono riferiti allo standard ISO 9801/2008. Le misurazioni sono approssimative e non in scala. Questa planimetria è solo a scopo illustrativo.

GRAFITE360



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 - Representative office with triple entrance**

**On the third floor of an elegant 1960s building with concierge and well-kept common parts, we offer for sale a real estate unit of about 130 square meters, ideal as a representative office.**

**The property is distinguished by the presence of three independent entrances, including a master one with direct elevator inside, a rare solution that ensures maximum confidentiality and functional management of workflows. The interior spaces are spacious and bright: the main entrance leads to a large open space, perfect as a reception area and meeting room, overlooking the urban context and with access to a balcony.**

**The distribution includes several rooms that can be easily organized as operational offices, executive studios or meeting rooms, in addition to three existing services, a particularly attractive element for professional use. There is also an area that can be used as a break area or archive.**

**The internal configuration, with no particular structural constraints, allows for a complete reorganization of spaces according to business needs. The three entrances also make the property particularly suitable for associated studios or activities that require separate access for clients and employees.**

**A cellar completes the property.**

**The location is one of the strengths: Piazzale Loreto represents a strategic junction of the city, with high visibility and a dynamic context full of services, commercial activities and offices. Excellent connections thanks to the Loreto stop (MM1 and MM2), which allows quick access to every area of Milan.**

**The area will also be enhanced by the LOC - Loreto Open Community redevelopment project, intended to transform the square into one of the city's most modern new urban hubs.**

**Suitable solution for those looking for a representative office in a central, well-connected and easily customizable location.**

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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

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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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