

Milano - Melchiorre Gioia

Prestigious three-room apartment on the 7th floor with two bathrooms and balconies

Property ID: IT262943150

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 1.260.000 EUR • LIVING SPACE: ca. 128 m² • ROOMS: 3

Property ID: IT262943150 - 20124 Milano - Melchiorre Gioia

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At a glance

| | | | |
|-----------------------------|------------------------------|-----------------------|------------------------------|
| Property ID | IT262943150 | Purchase Price | 1.260.000 EUR |
| Living Space | ca. 128 m² | Type | Apartment |
| Floor | 7 | Commission | Subject to fees |
| Rooms | 3 | Total Space | ca. 143 m² |
| Bedrooms | 3 | Usable Space | ca. 138 m² |
| Bathrooms | 2 | Equipment | Balcony |
| Year of construction | 1960 | | |

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Energy Data

| | |
|--------------------------------|-----------------|
| Type of heating | Central heating |
| Energy certificate valid until | 13.12.2032 |
| Power Source | Gas |

| | |
|--|-----------------------------|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 128.90 kWh/m ² a |
| Energy efficiency class | F |
| Year of construction according to energy certificate | 1960 |

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The property



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The property



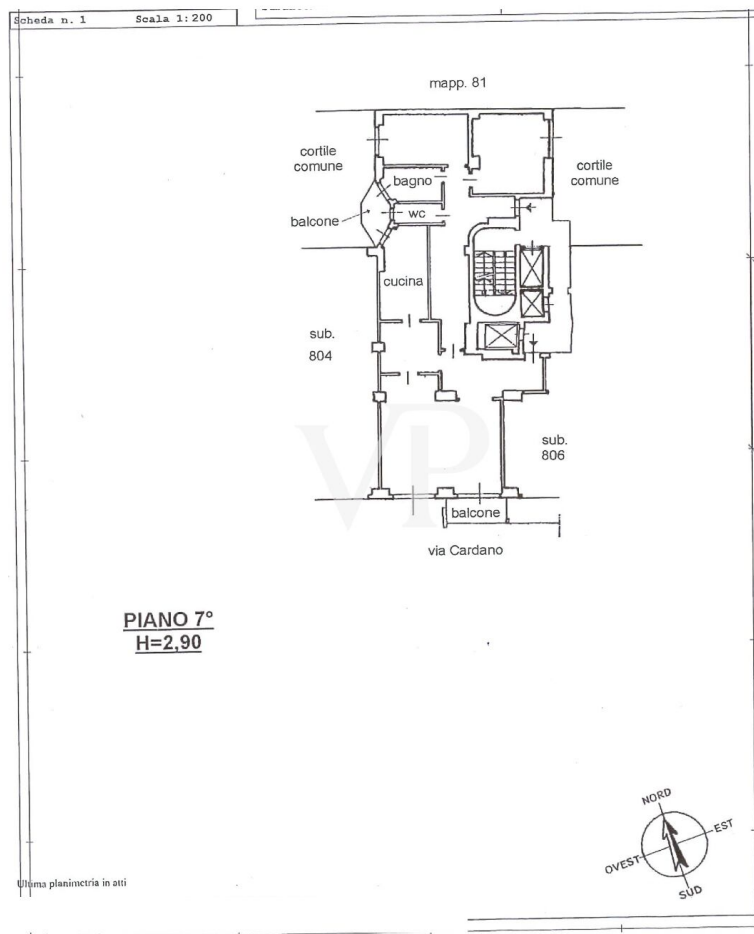
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The property

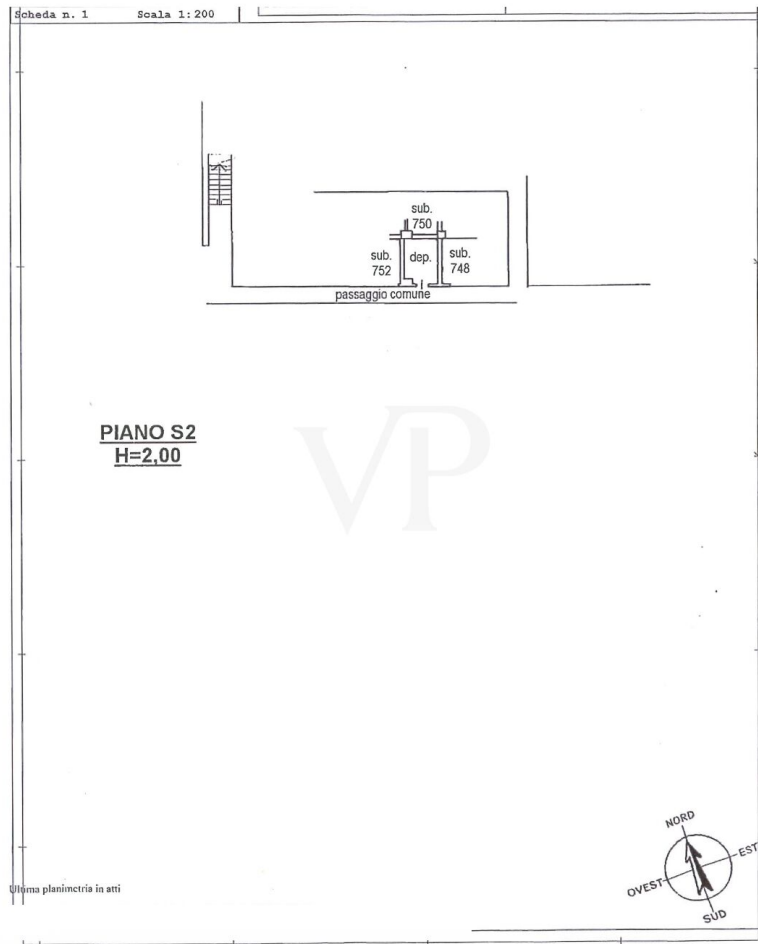


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Floor plans







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

**Modernity and Elegance in the Heart of Porta Nuova:
Exclusive Three-Room Apartment on the 7th Floor**

In the heart of contemporary Milan, just a short walk from the iconic BAM (Biblioteca degli Alberi) park and nestled within the spectacular Porta Nuova skyline, we are offering for sale a residence of unmistakable style and refined balance.

Located on the seventh floor of an elegant apartment building on Via Gerolamo Cardano, the apartment has undergone a high-end, complete renovation designed to offer the utmost in comfort, functionality, and design.

Property Highlights

Breathtaking Views: The spacious living area opens onto a private balcony offering a direct and striking view of the Porta Nuova skyscrapers.

Design & Comfort: High-end finishes, an elegantly equipped kitchen that flows seamlessly into the living room, and designer bathrooms featuring a freestanding bathtub and walk-in shower.

State-of-the-Art Climate Control: Centralized heating and cooling via radiant panels for maximum comfort in every season.

Exceptional Amenities: A stately building equipped with two elevators, a freight elevator, and a concierge service available all day long.

Technical Specifications and Details

Interior Description

The entrance opens onto a welcoming foyer leading to the magnificent, light-filled living area. This space, the true heart of the home, blends harmoniously with an elegantly equipped open kitchen and boasts direct access to the balcony.

The sleeping area, designed to ensure maximum privacy, features the master bedroom and two other spacious bedrooms—perfect for family, guests, or as a home office. The two bathrooms, masterpieces of modern design, offer a living experience comparable to that of a private spa.

A Unique and Well-Connected Location

Living on Via Cardano means embracing Milan's most dynamic and sophisticated lifestyle. Piazza Gae Aulenti, the Isola (a historic and trendy neighborhood brimming with bars and boutiques), and the green spaces of the BAM are all just a few minutes' walk away.

Public transportation connections are exceptional: access to the main subway lines is just a few meters away:

MM2 (Green) – Gioia Station (right outside the building)
MM3 (Yellow) and MM5 (Lilac) are just a short walk away.

A wonderful property in Milan's most futuristic and sought-after neighborhood.

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Details of amenities

Living area: approx. 143 square meters

Layout: Spacious living room with open kitchen, 3 bedrooms

Bathrooms: 2 (with premium finishes, bathtub, and walk-in shower)

Floor: 7th floor (of 12) with dual exposure

Energy Efficiency Class F (Index: 128.9 kWh/m²a)

Condominium fees: approx. €6,000.00/year

Included amenities: cellar included; private garage available upon separate request

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All about the location

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Contact partner

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