

Milano – Farini

# Renovated top-floor three-room apartment with large terrace

Objektnummer: IT242941303



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

KAUFPREIS: 695.000 EUR • ZIMMER: 3

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## Auf einen Blick

Objektnummer	IT242941303	Kaufpreis	695.000 EUR
Bezugsfrei ab	04.07.2024	Wohnungstyp	Penthouse
Etage	3	Provision	subject to commission
Zimmer	3	Gesamtfläche	ca. 134 m <sup>2</sup>
Schlafzimmer	2	Nutzfläche	ca. 0 m <sup>2</sup>
Badezimmer	2	Ausstattung	Terrasse, Balkon
Baujahr	1960		

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## Auf einen Blick: Energiedaten

Heizungsart	Etagenheizung	Energieausweis	Bedarfsausweis
Wesentlicher Energieträger	Erdgas leicht	Energie- Effizienzklasse	C

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## Die Immobilie



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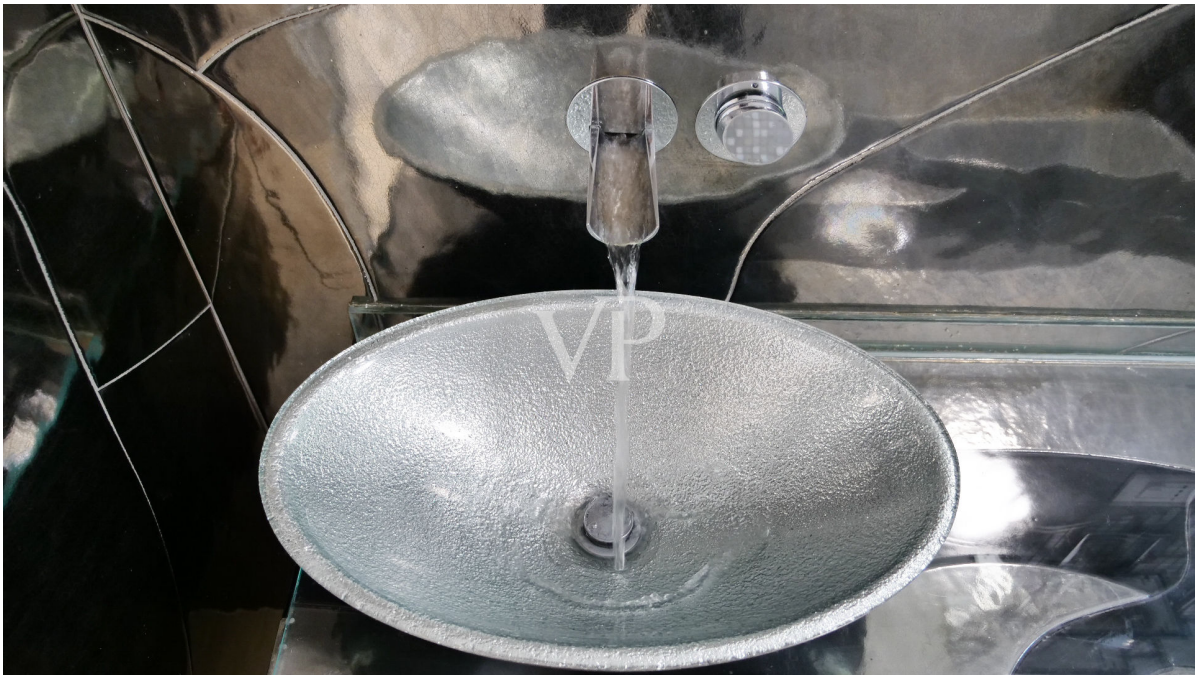
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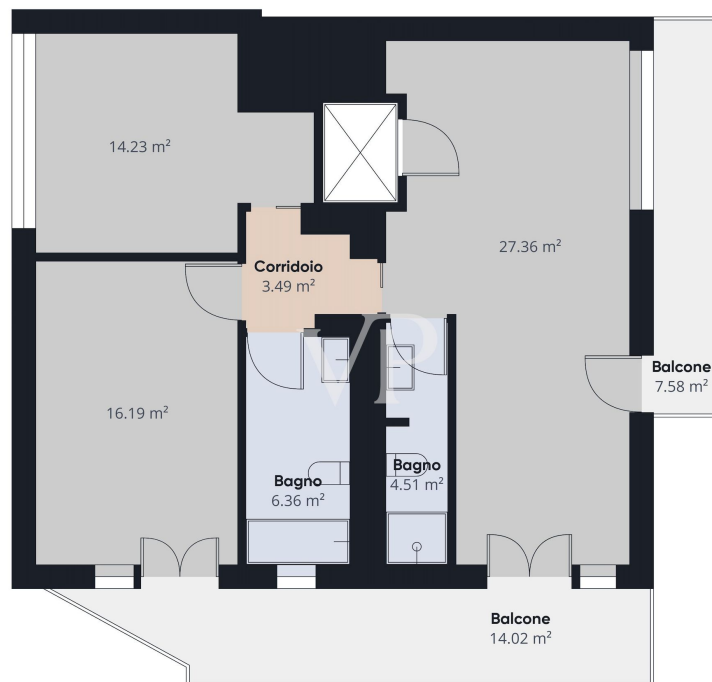
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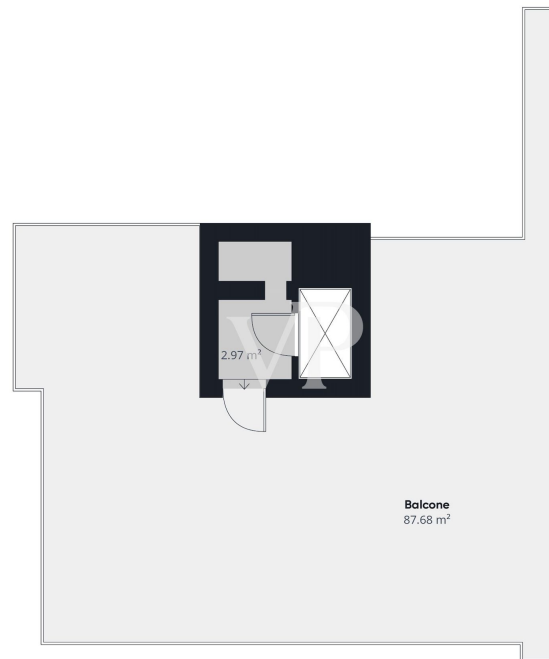


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## Grundrisse



Piano 0



Piano 1

Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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## Ein erster Eindruck

We are offering for sale on an exclusive basis an exceptional property with a large terrace in Via Giulio Belinzaghi, right in the centre of Isola, one of the most sought-after and elegant districts of Milan. The apartment enjoys a very desirable south facing position and has been recently renovated with top quality materials. Recently renovated, the building is in the final stages of completion and is located in a quiet and safe street. The works have given the building a modern and well maintained appearance. The building is located in a courtyard facing the street, which places it in a context of additional privacy, away from any noise and pollutants of the city, making it a complete oasis of tranquility. This apartment represents a truly unique opportunity for those who wish to live in the heart of Milan in an exclusive context made up of a few residential units with all the amenities and services available. The property is in perfect condition. This property combines space, class and versatility with the presence of a large upper floor terrace, directly accessible from the lift inside the apartment. This detail, an element of uniqueness and extreme comfort, makes the terrace an integral part of the apartment and makes it habitable all year round. The large terrace has many uses: it can be a solarium or a playground for children, an elegant green refuge thanks to the possibility of creating a pergola or a biodynamic greenhouse, a prestigious living room with a whirlpool in a reserved and pleasant environment that can be enjoyed 24 hours a day. The presence of all kinds of fixtures and installations makes the realisation of these furnishing elements very easy. All in all, this space is ideal for entertaining friends and family or simply for enjoying peace and quiet in complete privacy among the rooftops of Milan. The small balcony of the apartment leads to the front door of the property, where one enters the spacious living room. On the left hand side is the kitchen area with a habitable balcony that is beautifully planted with plants. The wall has all the facilities needed for a corner kitchen with peninsula. To the right of the entrance is a beautiful living room with an internal lift leading to the large terrace on the upper floor. These rooms are surrounded by large windows that illuminate the interior, which is defined by soft nuances such as the white of the walls and the cream colour of the elegant resin floor. On the same level, next to the kitchen, there is a bathroom with a window and a shower cubicle. Crossing the threshold of the very quiet sleeping area, there are two very bright bedrooms and a master bathroom with refined materials such as Bisazza mosaics, Bellosta taps, a spacious bath that can be converted into a practical shower and sanitaryware that is unique in its design. All in all, this exceptional property, with triple south, west and east exposures and a large terrace, offers an unparalleled living experience, characterised by light-filled rooms, high-quality finishes and an architectural design that is unique in its creation. High-quality finishes and an architectural design that defines the lifestyle of its

residents, in one of the most sought-after and exclusive areas of Milan.



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## Ausstattung und Details

The apartment benefits from air conditioning in both the living and sleeping areas, generated by Daikin splits, and independent heating with a new generation condensing boiler.

The apartment is equipped with an alarm system and video surveillance.

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## Alles zum Standort

Via Giulio Belinzaghi is a very quiet street in a charming residential area, where you can find the old Milan, made up of railing houses and real high-tech glass buildings, as well as the entire Isola area. The Maciachini, Marche, Zara and Isola underground stations are just a few minutes' walk away, giving you total freedom of movement and quick access to the Duomo and Central Station. The Humanitas San Pio X Hospital, an excellent Milanese polyclinic, is three minutes' walk away. This residential, quiet and elegant area is ideal for those who want to live in a quiet and well-serviced context. In recent years, the area has benefited from a major urban redevelopment, Scalo Farini, which will be completed by the end of 2025. Scalo Farini will be home to a large park of around 300,000 square metres, a green lung for the city. Many services and spaces will be created in this area for citizens young and old, with many areas specifically designed for children. In addition, the new headquarters of the Brera Academy, a prestigious Milanese academy, will further enhance the project. Scalo Farini, the fulcrum of a harmonious triad with Isola and Sarpi, is the undisputed protagonist of the real estate scene. Interest in the area is already booming, as evidenced by a steady increase in buying and selling activity, which is set to consolidate over time. The catalyst for this growth is the extensive redevelopment that is giving Scalo Farini a new identity under the banner of innovation. The area offers a wide range of commercial activities of all kinds, bars, restaurants, pharmacies, supermarkets, as well as prestigious schools. This address represents a perfect blend of tranquillity and convenience on the new stage of Milan.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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