

Milano – Solari

## Three-room apartment on the first noble floor with small balcony and basement

Property ID: IT242941379



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

**PURCHASE PRICE: 585.000 EUR • ROOMS: 3**

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## At a glance

Property ID	IT242941379
Floor	1
Rooms	3
Bedrooms	1
Bathrooms	1
Year of construction	1911

Purchase Price	585.000 EUR
Commission	Subject to commission
Total Space	ca. 86 m <sup>2</sup>
Equipment	Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	24.02.2030	Final Energy Demand	137.85 kWh/m <sup>2</sup> a
		Energy efficiency class	F

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## The property



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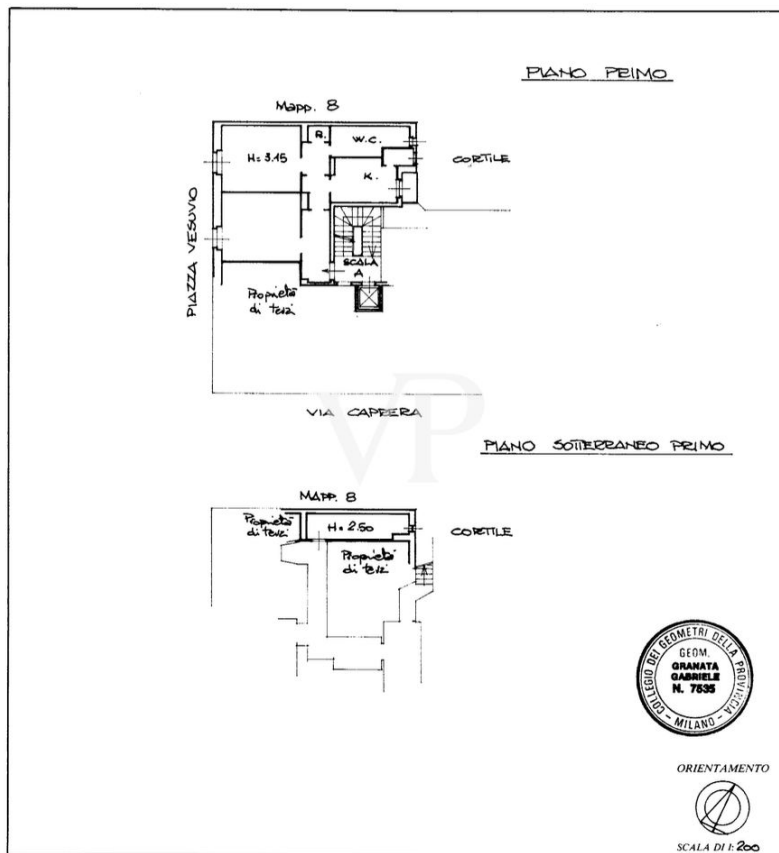
## The property



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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

Von Poll Real Estate offers for sale an excellent habitable apartment of about 86 square meters, in the Solari/Washington area, representing a prestigious address in an elegant and well-serviced neighborhood. The property consists of large living room, hallway, master bedroom, eat-in kitchen with small balcony, storage room, laundry room in addition to windowed service. The property is completed by an appurtenant cellar. Heating being centralized with meters is included in the condominium expenses that are very low. The apartment has parquet and tile flooring. The shutters are electric and the window frames are double-glazed and wood. Although the property is on a noble second floor, it is very bright, thanks to the double exposure to the southwest and east. The building dates back to 1930 and is in excellent condition with half-day concierge service, elevator, motorcycle and bicycle parking as well as a small stone fountain. AREA AND AMENITIES: This area is known for its mid- to high-end residential character, with elegant historic and modern buildings, wide tree-lined streets, and a strong presence of quality services and infrastructure. The property overlooks the verdant Vesuvius Square. The proximity to the center and the high level of services offered make the area highly desirable for professionals, families, and investors. The area is close to several urban parks, such as Solari Park, a well-equipped area for outdoor and recreational activities. Supermarkets, pharmacies and local markets (such as the one in Wagner Square) Public transportation The area is well connected by public transport, making it convenient for getting around both within Milan and to other areas. - M5 (Blue) and M1 (Red) subway lines: - The nearest stop is California ( Blue line 3-minute walk ) and Wagner ( Red line 10-minute walk ). The latter connects directly with the Duomo, Cadorna station (where you can catch the Malpensa Express) and Rho Fair. Buses and streetcars: Streetcar No. 16 (connecting to the city center) and bus No. 61 serve the area.

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## Details of amenities

- Half-day concierge
- Elevator
- Windowed bathroom with bathtub
- Wooden windows / double glazing
- Storage room with light and electric plug
- Parquet and tile floor
- Safe
- Electric shutters
- Air conditioning (cold/hot)
- Balcony
- Central heating with metering
- Dry cellar
- Bicycle and motorcycle parking space
- Car loading and unloading (driveway)

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## All about the location

Via Caprera No. 6 / Piazza Vesuvio The area is perfect for those seeking exclusive residential living with excellent infrastructure, high-quality services and a strategic location close to the center of Milan, in the Solari - Washington neighborhood, which is part of City Hall 6.



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## Contact partner

For further information, please contact your contact person:

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