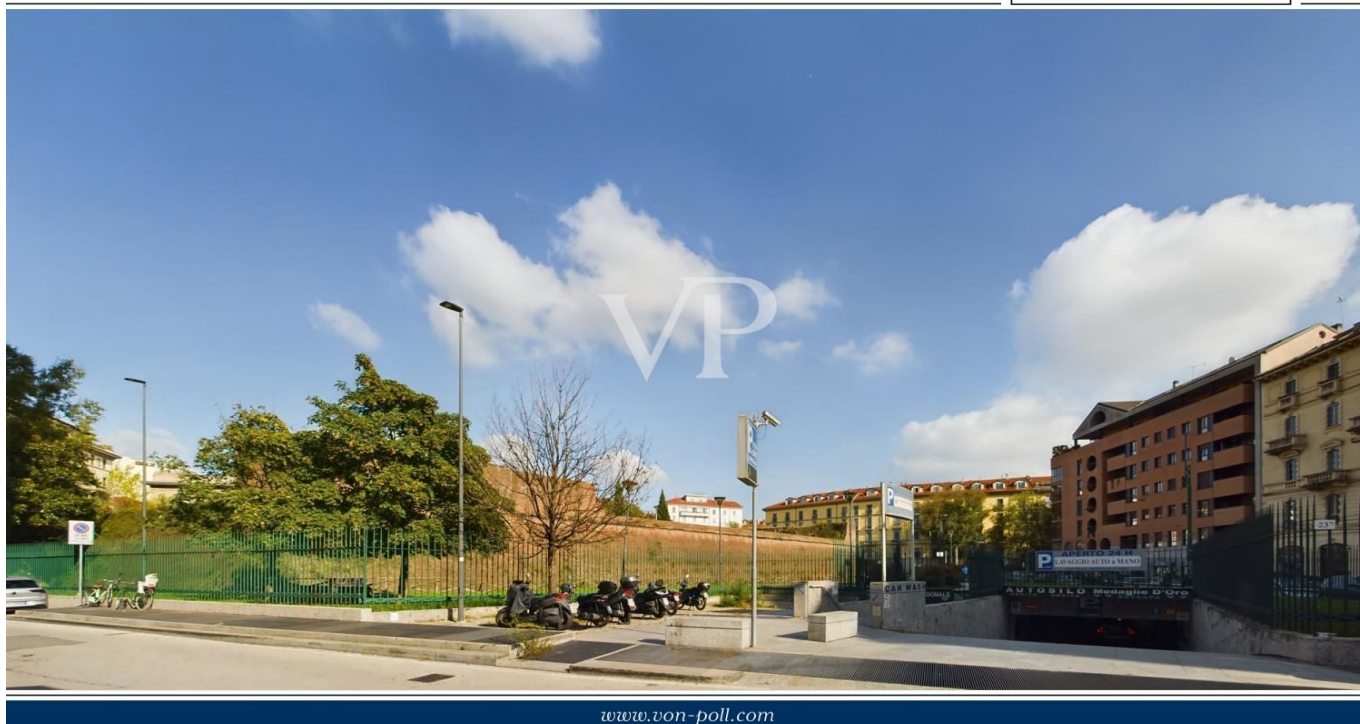


Milano

# Porta Romana - box at Viale Sabotino No. 25 with convenient access

Property ID: IT242941533



**PURCHASE PRICE: 55.000 EUR**

Property ID: IT242941533 - 20135 Milano

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## At a glance

Property ID	IT242941533	Purchase Price	55.000 EUR
Year of construction	2005	Commission	Subject to commission
		Total Space	ca. 17 m <sup>2</sup>

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## The property



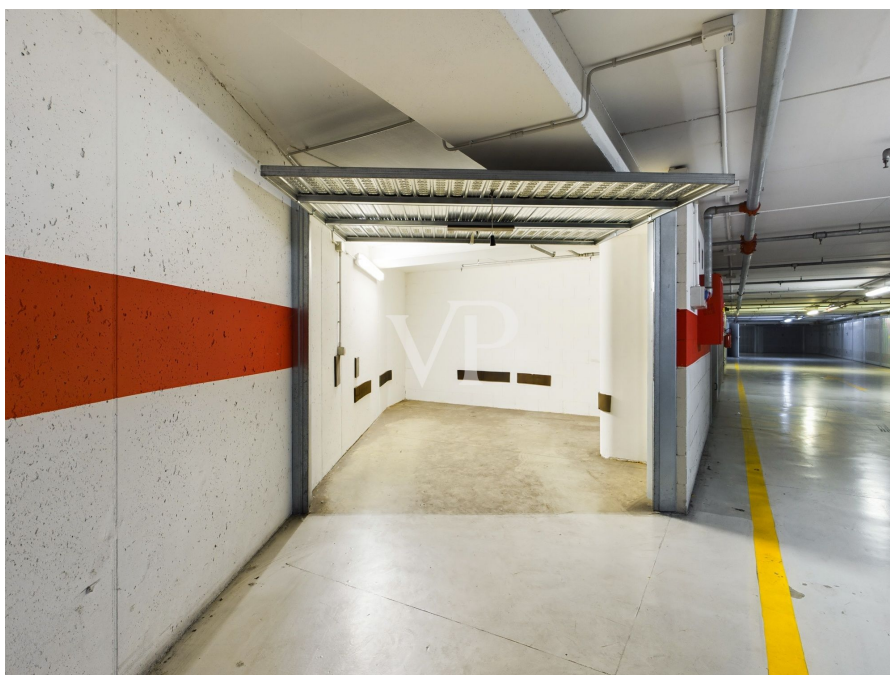
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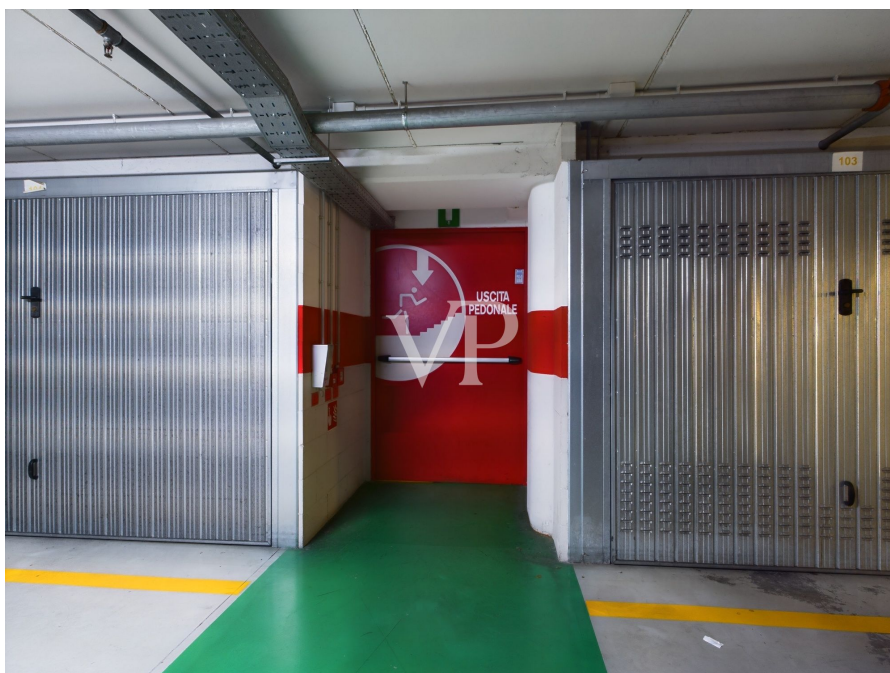
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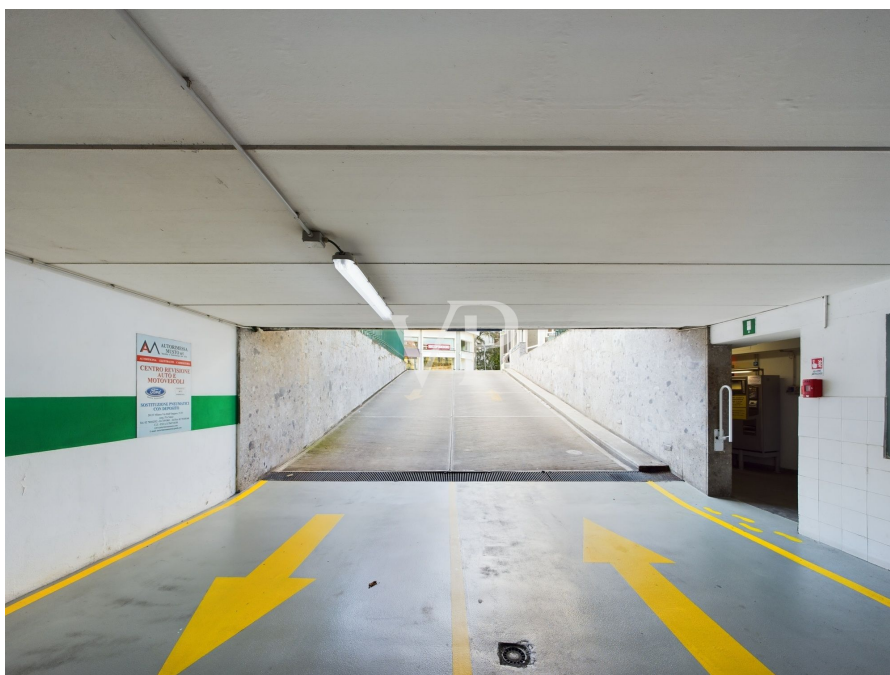
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## The property



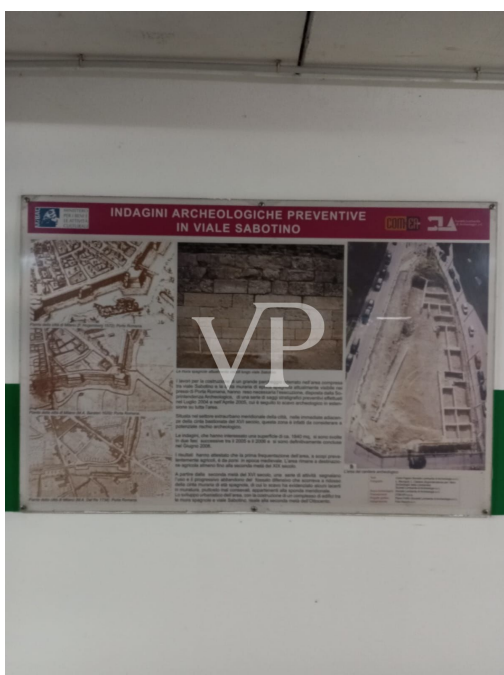
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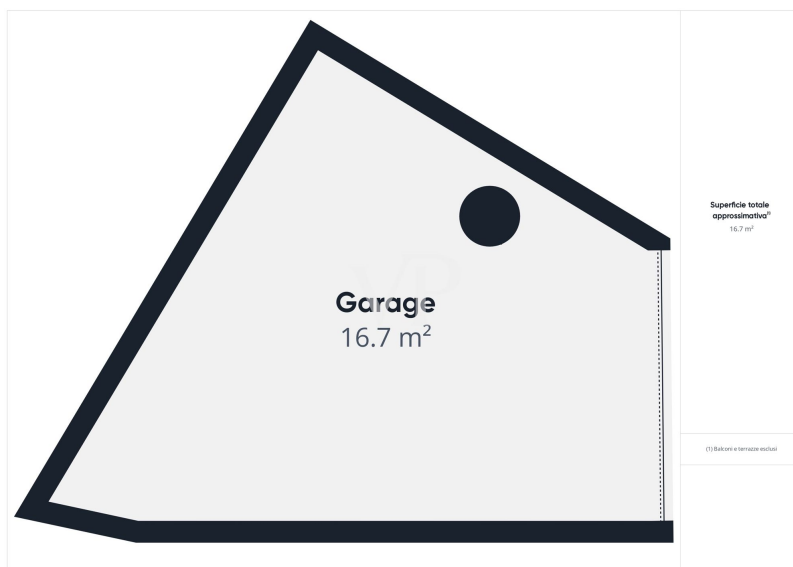
## The property





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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

The parking garage is located at Viale Sabotino 25, measuring 17 square meters, is on floor -3 of a garage divided into 5 levels and has an elevator. This parking space represents a convenient and well-served solution for those looking for a parking space in a central and busy area such as Porta Romana in Milan. The box measures 5.20 meters in length, and the entrance overhead door is 2.37 cm wide and 2.04 cm high. The maximum width of the inside of the box is 4.98 cm and the maximum height is 2.25 cm. All ramps are 2 meters high. The following can fit: Audi Q8, Ducati, and Pagero. The space is sufficient to accommodate a full-size car or compact SUV. The typical width also allows some side space for easy access. The box has an overhead door that is easy to open and close, providing safety and security for the vehicle. The box is equipped with a neon light with ceiling light. The first two floors of the garage are for rotating parking for external users, while the lower floors, including floor -3, are reserved for users who have surface ownership of the garage. The garage is equipped with a hand car wash service for a fee. The parking garage is open 24 hours a day, which provides maximum flexibility to access one's garage at any time. The presence of the concierge provides additional security and ongoing assistance, a much appreciated feature, especially for those who use the garage at unconventional times. Entry is regulated by an electronic gate with remote control. The garage is maintained in excellent condition, with cleaning of the exterior aisles every two months. The garage is served by an elevator, which also facilitates access for those who need to move quickly between levels or carry heavy or bulky objects. Entry is also guaranteed during the Friday market on Crema Street, which is located in the immediate vicinity. In summary, the garage at Viale Sabotino 25 offers a practical and secure parking solution in a central area of Milan, with numerous additional services that make it particularly convenient and flexible. Careful management of the garage, 24-hour access, the presence of a concierge and a car wash service make this box an ideal choice for those seeking comfort and security. The garage is equipped with an anti-fire system.

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## All about the location

Viale Sabotino 25 is strategically located in Milan, in the Porta Romana area, a central and very well-connected neighborhood. This street is located south of the historic center, a short distance from important city landmarks, and is surrounded by numerous businesses, restaurants, bars, and services, making the area very lively and dynamic. The Porta Romana stop on the M3 (yellow) line is the nearest subway station, located a few minutes' walk away. The M3 line quickly connects the area with the Duomo (in about 5 minutes) and other strategic areas of Milan, such as the Central Station. Viale Sabotino is served by numerous surface public transportation, such as streetcars 9 and 24, which allow easy travel to different parts of the city. Streetcar 9, in particular, connects the area with Porta Genova and Stazione Centrale, passing through strategic areas such as Porta Venezia. The area is also close to Porta Romana Station, which offers suburban and regional train connections. Viale Sabotino and surrounding streets, such as Via Crema, are full of stores, supermarkets, pharmacies, bars and restaurants, making the area very convenient for residents. Several gyms, beauty salons, and other services are also nearby. Every Friday morning, a weekly market is held on nearby Crema Street, offering a wide range of fresh produce and consumer products, a popular attraction for neighborhood residents. Viale Sabotino is just minutes from the historic center of Milan, making points of interest such as the Duomo, the Navigli, and La Scala Theater easily accessible. This makes it possible to live in a well-connected and convenient area without sacrificing proximity to the city's most iconic sites. The area is renowned for its movida, with numerous bars and restaurants on Viale Sabotino and nearby Porta Romana streets, including traditional Milanese trattorias, trendy clubs, and international cuisine restaurants. The area is very busy both during the day and in the evening, and offers a wide range of leisure options. There are several office buildings and institutions in the area. In addition, not far away is the university area of Bocconi, one of the most prestigious universities in Italy, which contributes to the area's liveliness and sophistication, especially among students and young professionals. Near Viale Sabotino there are also a number of green areas and spaces for relaxation, such as Parco Ravizza, a green oasis perfect for jogging, walking, or simply enjoying outdoor leisure time. Excellent investment for the upcoming redevelopment with pedestrian area of the neighboring Crema Street.

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## Contact partner

For further information, please contact your contact person:

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