

Milano – Bocconi

## Bright and spacious 3-room apartment with 130 sqm, 2 bedrooms and generous living area

Property ID: IT244151591



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

**PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 112,5 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT244151591	Purchase Price	680.000 EUR
Living Space	ca. 112,5 m <sup>2</sup>	Commission	Subject to commission
Floor	1	Total Space	ca. 135 m <sup>2</sup>
Rooms	3		
Bedrooms	2		
Bathrooms	1		
Year of construction	1920		
Type of parking	2 x Garage, 40000 EUR (Sale)		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	201.92 kWh/m <sup>2</sup> a
Energy certificate valid until	10.02.2034	Energy efficiency class	G

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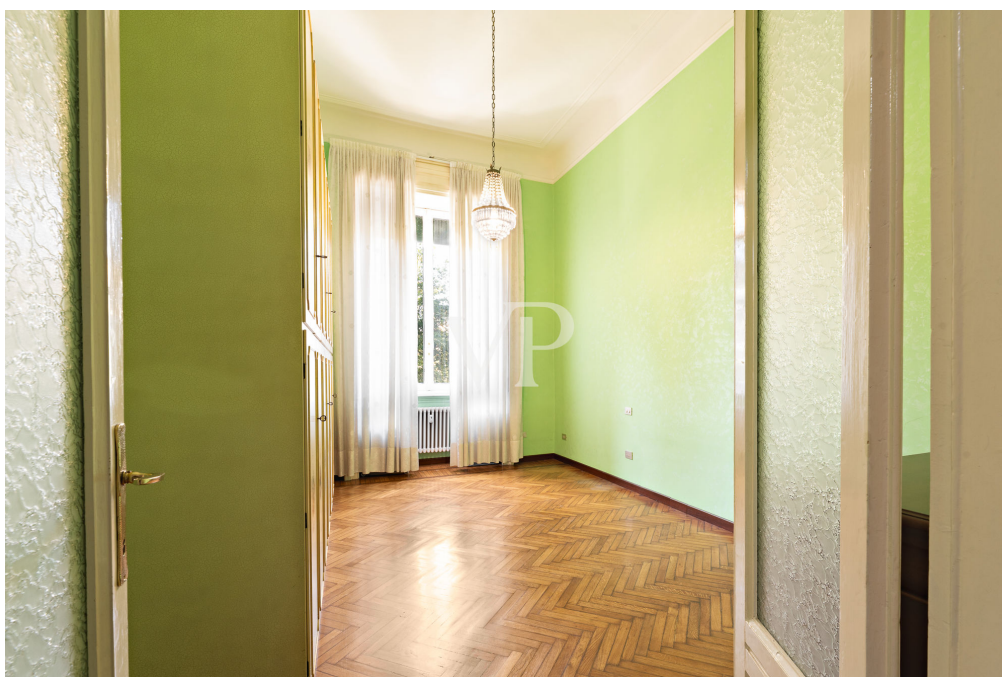
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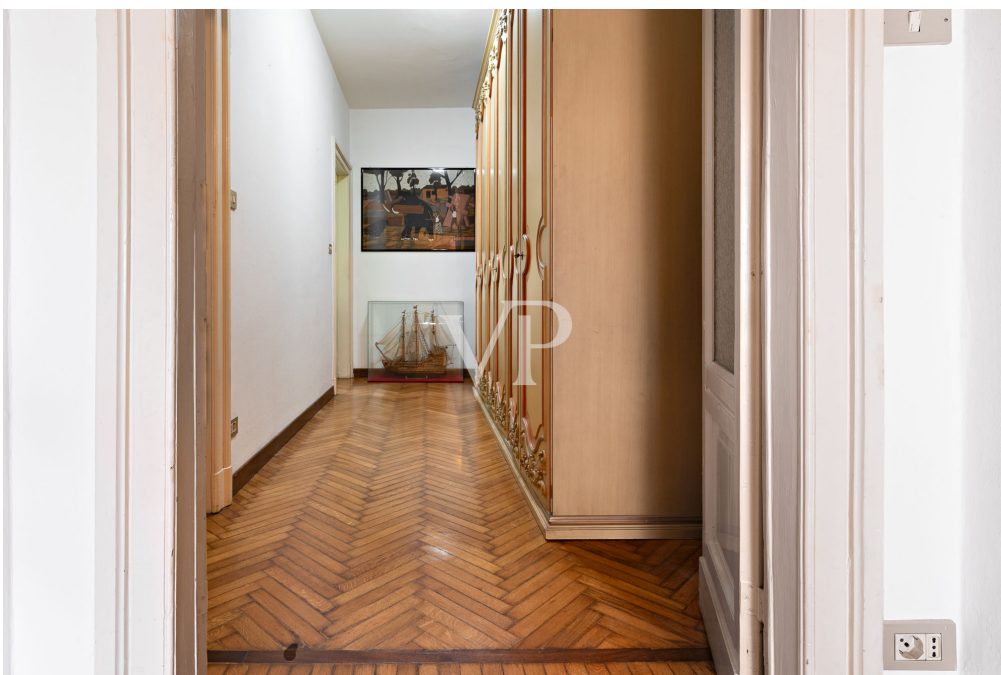
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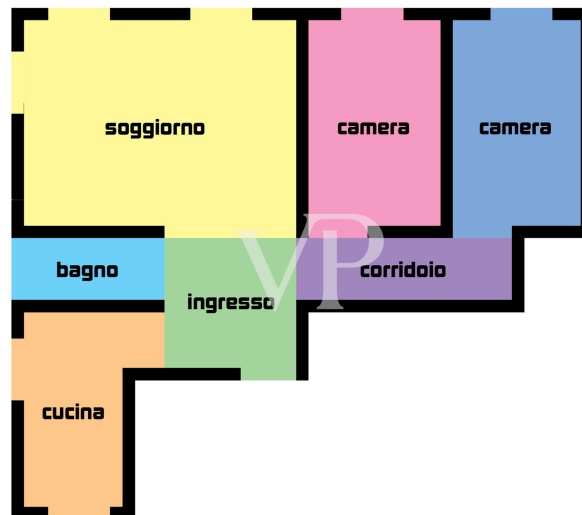
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## Floor plans



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

Interesting 130 sq.m. three-bedroom apartment on Toscana Avenue No. 1, bright and cozy, located on the second floor, consisting of eat-in kitchen, double living room, 2 bedrooms and bathroom. Thanks to the triple north-southwest exposure and the presence of 8 large windows, the rooms benefit from light all day long. The property unit is also prepared for the opening of 2 additional light points and the addition of a balcony. The rooms can be enjoyed in their current arrangement or customized to one's taste and need by also taking advantage of the impressive heights (4.20 m). For lovers of period settings and wide-ranging spaces who do not give up living in a modern and dynamic context, the apartment is located within walking distance from the historic Porta Romana, the Navigli and the city center. Pregio of the area are also public transportation a few meters away, all major services, schools and universities (Bocconi, IED), Parco Ravizza, Fondazione Prada and Villaggio Olimpico in the immediate vicinity. Suitable for families and for those who wish to have Milan's nightlife venues within a few minutes. The real estate unit comes with 2 cellars and, upon request, it is possible to add 2 box cars at €40,000 each.

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## Details of amenities

- Central heating system
- Natural gas heating system
- 2 Boxes
- 2 Cellars
- Elevator
- Windowed bathroom
- h.ceiling 4.20

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## All about the location

- Viale Toscana 1 - Located in the bustling city of Milan, the beating heart of Italy. - Well-serviced residential neighborhood with access to numerous services and amenities. - Close proximity to shopping centers, renowned restaurants and characteristic cafes. - Excellently connected to public transportation: presence of bus and subway stops nearby.
- Proximity to green spaces and parks, ideal for moments of relaxation and outdoor activities. - Area with rich cultural and historical offerings, easy access to theaters, museums and art galleries. - Safe and friendly neighborhood, perfect for families and professionals.



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## Contact partner

For further information, please contact your contact person:

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