

Sesto San Giovanni – Case sparse

# Studio apartment with separate kitchenette and balcony

Property ID: IT242941708



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**PURCHASE PRICE: 110.000 EUR • ROOMS: 1**

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## At a glance

Property ID	IT242941708	Purchase Price	110.000 EUR
Floor	2	Commission	Subject to commission
Rooms	1	Total Space	ca. 33 m <sup>2</sup>
Bedrooms	1	Equipment	Balcony
Bathrooms	1		

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## Energy Data

Energy Source	Light natural gas	Energy Certificate	Energy demand certificate
		Final Energy Demand	158.74 kWh/m <sup>2</sup> a
		Energy efficiency class	E

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## The property



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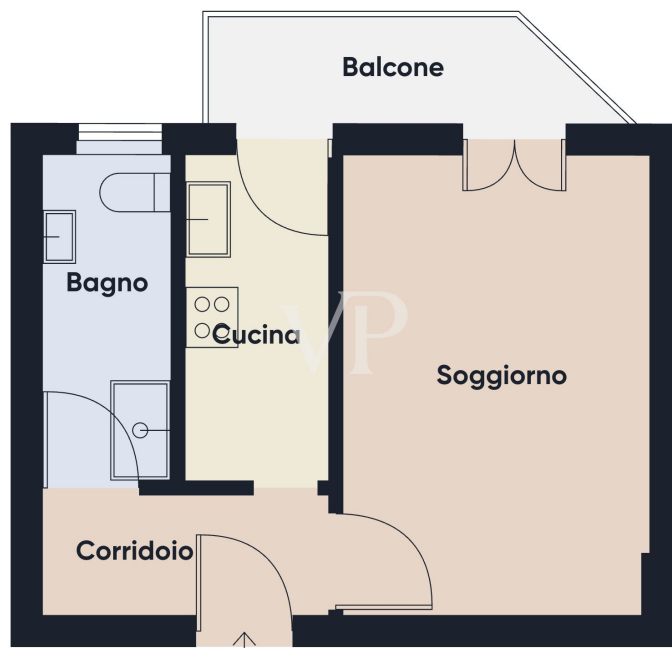
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## The property



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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

On Via Gorizia, in the sought-after Sesto Marelli area, in a strategic location just a few minutes' walk from the MM1 (Red Line) stop of the same name, we offer for sale a studio apartment with separate kitchenette and balcony. This living solution, located on the second floor and served by an elevator, is in good condition. The apartment is characterized by an excellent distribution of space: the entrance opens onto a hallway that leads to the living/bedroom area, characterized by a main room with balcony overlooking the interior, which makes the solution very quiet and peaceful. In addition, the studio apartment includes a separate kitchenette, a windowed bathroom and a practical overhead storage room. This property is perfect both as a residence for young couples or singles, but above all represents an excellent high-yield investment opportunity. For any other information, please do not hesitate to contact us! It is really an opportunity!

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## Details of amenities

The property boasts a new bathroom with shower and kitchen, equipped with every comfort.

An exclusive cellar completes the solution.

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## All about the location

The apartment is located in the prestigious and sought-after area of Sesto Marelli, just 400 meters from the MM1 Sesto Marelli subway station (the last stop in the urban area) and a short distance from public transport lines 51, 81, 700 and 713. The location is enhanced by the presence of all basic necessities: the "Gigante" and "Coop" supermarkets are only 800 meters away, while the Sarca Shopping Center is just 1 km away. Nearby are banking institutions, the headquarters of the Italian Post Office, bars, tobacconists, restaurants, and a variety of small businesses under the house. A few minutes' walk away is the branch campus of the State University of Milan (Linguistic Mediation), while the University of Milan-Bicocca is easily reached in less than 10 minutes, either by public transport or by car. Just over 1 km away is the Città di Sesto San Giovanni Hospital (Via Giacomo Matteotti 83) and in the immediate vicinity is also the Multimedica, providing convenient access to quality health services. The location is further enhanced by its proximity to the entrance to the ring road. Reachable in just 5 minutes by car or 15 minutes on foot, you can access the North Park, one of the largest urban parks in Italy, full of pedestrian paths for walks and outdoor activities.

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## Contact partner

For further information, please contact your contact person:

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