

Brugherio – Lombardia

# NUDA PROPERTY - three-room apartment partially renovated

Property ID: IT252941766



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

**PURCHASE PRICE: 175.000 EUR • ROOMS: 3**

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## At a glance

Property ID	IT252941766
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1970

Purchase Price	175.000 EUR
Commission	Subject to commission
Total Space	ca. 100 m <sup>2</sup>
Equipment	Terrace, Balcony

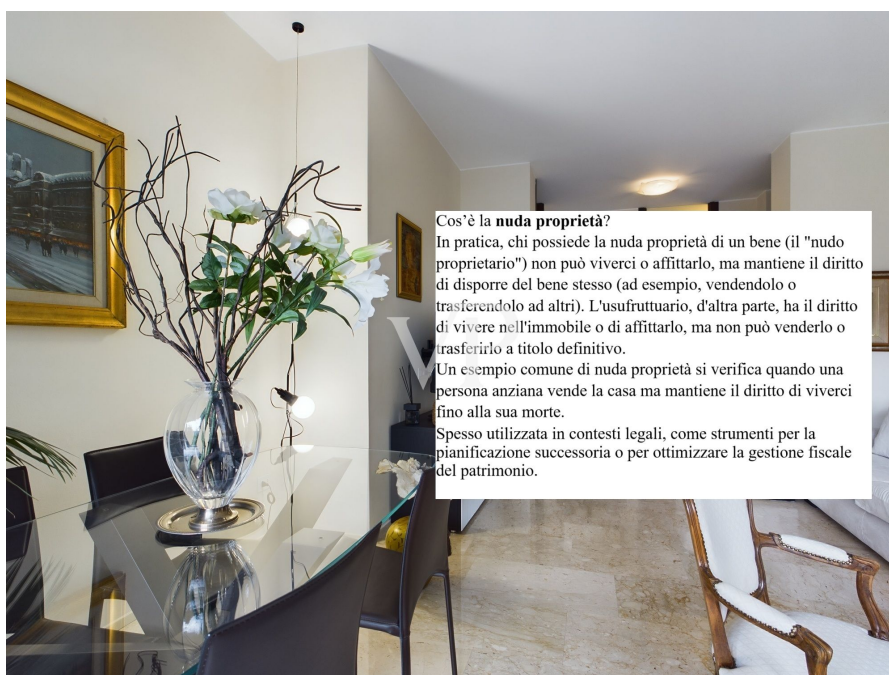
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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	24.02.2034	Final Energy Demand	203.15 kWh/m <sup>2</sup> a
Power Source	Block	Energy efficiency class	E

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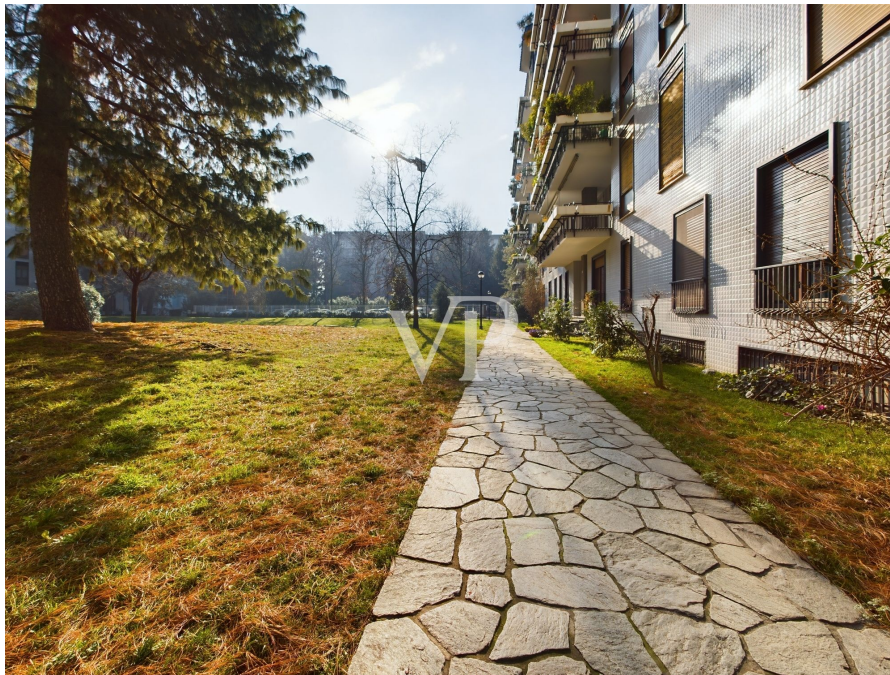
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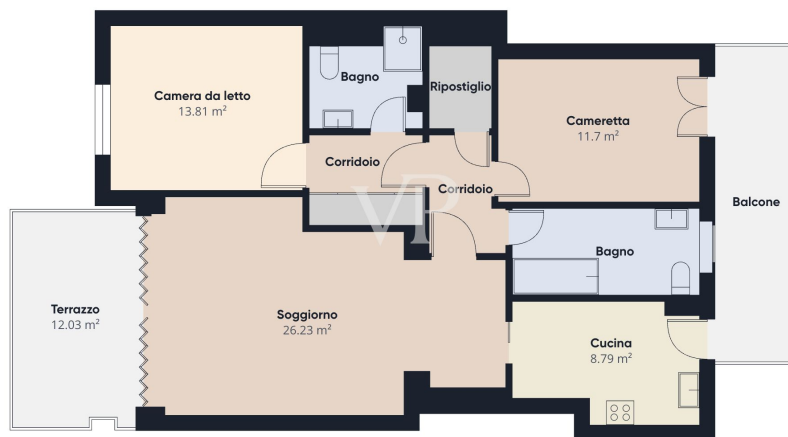
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## The property



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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

In the residential complex curated by Edilnord Design Center under the direction of arch. Enrico Hoffer and the collaboration of various architects, there is the Meridiana residence, with all buildings having walls covered with glazed superklinker tiles in exclusive JOO ceramics, where we offer for sale a NUDA PROPERTY with sole usufructuary aged 81. It is a spacious three-room with well-distributed spaces, partially renovated (2017). The property is located on the second floor of seven total, of an elegant residential building of the seventies provided with daily concierge service. The building has also undergone a recent exterior renovation that included a dismantling of the tiles, which date back fifty years, and put back from scratch. The entrance on a large and bright living area, with floors in slabs of Perlato di Sicilia marble and with large French doors, which leads us to the terrace overlooking the inner courtyard. From the eat-in kitchen and the master bedroom there is access to the second large balcony. A hallway leads us instead to the sleeping area that includes two bedrooms covered with a panga-panga parquet wood flooring, the two bathrooms, one of which is windowed and both completely renovated in 2017. To finish we find a large storage room. Condominium expenses amount to €250.00 monthly and include management and maintenance costs, management of green spaces and common parts, centralized hot/cold water with boiler, burner, electric pumps and heat exchanger (located in the condominium's heating plant), plus concierge fees, cleaning and central heating with radiant ceiling panels. The state of preservation of the apartment is good, with modern and functional finishes that make the spaces cozy and elegant. The intercom unit is communicating with the switchboard in the concierge. The property is completed by an appurtenant cellar located on the -1 floor, useful for storing items and equipment, and a concierge service present at the entrance of the condominium. In addition, thanks to its strategic location, the apartment is well connected to the main services and transportation that allow easy access to the city center and surrounding areas. Moreover, the property is only 500 meters from the Cologno Nord green line (about a 10-minute walk). Included in the price complete furniture! 3 GOOD REASONS TO CHOOSE IT: 1) EXCELLENT INVESTMENT 2) EXCELLENT CONTEXT 3) LARGE SPACES 3) SERVICED AREA 500 METERS FROM THE METRO GREEN LINE



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## Details of amenities

- Terrace
- Electric awning on the terrace
- Air conditioning hot/cold in the rooms
- Elevator
- Underfloor heating
- All-day concierge service

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## All about the location

The property is connected to the main services and means of transportation that allow easy access to the city center and surrounding areas, for example, just 500 meters away, we find the green line of the M2 subway (Cologno Nord Station).

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## Contact partner

For further information, please contact your contact person:

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