

Milano – Piazza Napoli

## Three-room apartment in excellent condition with balcony and basement

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

???? ??????: 310.000 EUR • ??????????: ca. 48 m<sup>2</sup> • ??????????: 2

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???? ???????	310.000 EUR
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????????????	Subject to commission
?????????? ??????	ca. 59 m <sup>2</sup>
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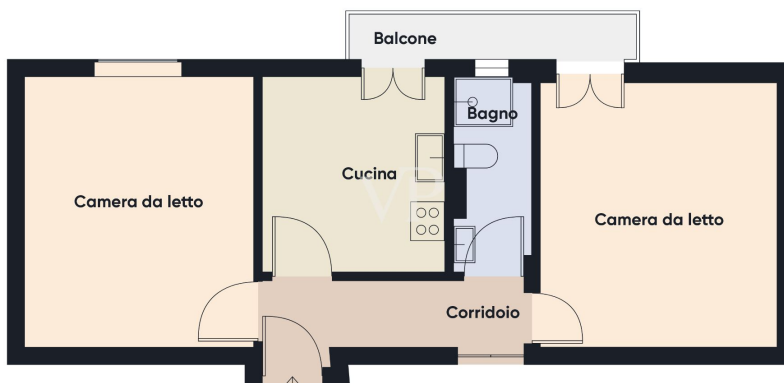
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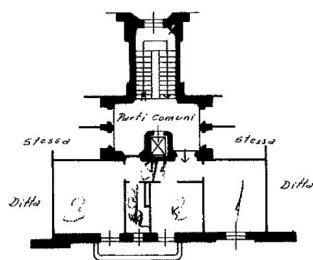


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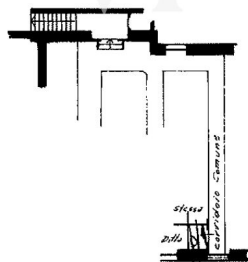
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**PIANO PRIMO**  
(H = 3.30)



**PIANO CANTINA**  
(H = 2.55)



ORIENTAMENTO



SCALA DI 1:200

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We offer for sale a three-room apartment in excellent condition, located between Naples Square and Savona Street. The property consists of entrance hall, kitchen, two bedrooms, balcony as well as windowed bathroom and basement cellar. The apartment was completely renovated in 2021 and is ready to be lived in. The parquet flooring adds a touch of warmth and sophistication to the interior, making the spaces cozy and comfortable. The balcony that completes the property is accessible from both the kitchen and one of the two bedrooms. At the end of June, it was resolved to install a new condominium boiler. This work is therefore, completely the responsibility of the selling party. A perfect combination of tranquility and urban convenience, making it an excellent choice for those who wish to have easy access to both urban attractions and tranquility.



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- Windowed Bathroom
- Parquet and tile floor
- Satellite TV wiring
- Balcony
- Radiator heating
- Cellar
- Concierge
- Elevator
- New condominium boiler
- Electric shutters
- Overhead storage room

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The apartment is located at 11 Via Leone Tolstoy, in the heart of Milan. The location is ideal for those wishing to live in one of the most vibrant and dynamic cities in the country, with the city center located less than 3 miles away. Students and academic professionals will particularly appreciate the proximity to the university, which can be reached by a walk of about 15 minutes. This area of Milan offers a perfect combination of tranquility and urban convenience, making it an excellent choice for those who want easy access to both urban attractions and prestigious educational institutions. 11 Via Leone Tolstoy, Milan  
Surface transportation: streetcar No. 14, trolleybus No. 90/91, bus No. 50, M2 and M4 subways, with Porta Genova FS and Tolstoy stops respectively (just a 2-minute walk away).

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Christian Weissensteiner

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E-Mail: milano@von-poll.com

*To Disclaimer of von Poll Immobilien GmbH*

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