

# Via Newton

## Rif: T4188



Information	
Price	€ 1.290.000,00
Square footage	170 sqm
Year of construction	1960
Floor	1 + 2
Maintenance	New
Rooms	3
Kitchen	open
Bathrooms	3 + laundry space
Box	None
Heating system	Independent
Condominium fees	€ 3.300
Energy rating	A4 – 100 kWh/sqma



Via Newton – San Siro. In a well-positioned and served residential area, we offer a prestigious and quiet penthouse of 160 sqm on two levels with a 20 sqm terrace, completely renovated with fine finishes and ready to be inhabited.

On the first level we find the entrance which opens onto the large living room with open kitchen, two bedrooms and two bathrooms. Going up to the second level, connected by a modern internal glass/plexiglass staircase, we find the master sleeping area including bathroom and access to the terrace. A laundry area and the possibility of purchasing a garage complete this property.

Features that complete this exclusive proposal:

- Alarm system and video intercom for your peace of mind.
- Armored door for greater security.
- Independent air heating and cooling with MITSUBISHI heat pump for an ideal climate in every season.
- Flooring in 20x200 oak planks with herringbone pattern
- Bathroom with large FLORIM stoneware covering, BREM matt white radiators, MEGIUS satin aluminum shower cubicle and GALASSIA sanitary ware with matt white finish.
- NEWFORM brushed steel taps.
- Predisposition for fiber connection and electrical system B-TICINO MATIX-GO series in white and grey.
- Custom-made internal doors of the flush-to-wall type with matt lacquer.
- Lacquered wooden windows and doors with noise-reducing double glazing.
- Photovoltaic system, high energy efficiency, classified in class A
- Centralized antenna with satellite and domestic hot water system with autoclave
- Possibility to purchase garage with sectional shutter-door with radio control, within the context.

Ideal location: near the MM Lilla Segesta, a few steps from the San Siro Stadium and the Terme de Montel, the largest urban thermal park in Italy soon to open in April 2025, with easy access to the ring road and the motorway. The area is full of services, making daily life comfortable and pleasant.

Don't miss the opportunity to invest in a property that combines elegance, functionality and sustainability. Price € 1,290,000.00. Energy rating A4-100 kWh/sqma. For more information or to arrange a visit, contact us on tel. 024984412 or visit our website [www.monti32.it](http://www.monti32.it).

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I M M O B I L I

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