

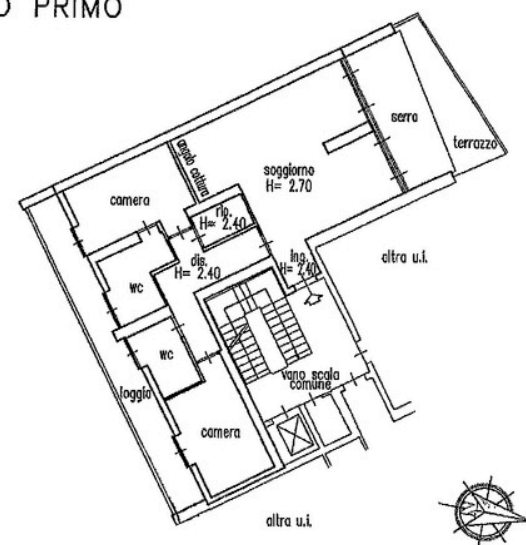
Assago - Via R. Bartolomea

Rif: T3313



Information	
Price	€ 560.000
Square footage	135 sqm
Year of construction	2000
Floor	1
Maintenance	Excellent
Rooms	2
Kitchen	open kitchen
Bathrooms	2
Box	not included
Heating system	Centralized
Condominium fees	€ 8.000
Energy rating	B- 94,18 kWh/sqm year

PIANO PRIMO



Milanofiori - Via Roggia Bartolomea

Just a few steps from the MM2 Assago Milanofiori Nord metro station and the main motorway connections, set within the greenery of the exclusive residential complex "Milanofiori Nord", designed by OBR – Open Building Research Milano, we offer for sale a modern 135 sqm three-room apartment, located in an elegant building with full-day concierge service and lift.

The apartment, situated on the first floor, benefits from excellent natural light thanks to its dual exposure and is presented in outstanding condition. The living area features a spacious lounge with open-plan kitchen, with direct access to a charming glazed loggia (winter garden) and a terrace overlooking the communal park.

The sleeping area is well laid out and includes a generous master bedroom with en-suite bathroom and private loggia, a second double bedroom with access to a second connected loggia, a second windowed bathroom with shower, as well as a hallway with bespoke built-in wardrobes, a laundry room, and a practical storage room.

High-quality finishes include natural oak parquet flooring, ceramic bathroom fittings, aluminium window frames with double glazing, and sliding French doors. The property is equipped with a ducted air circulation system, pre-installation for home automation, and a central vacuum system.

Year-round comfort is ensured by a centralized heating and cooling system with district heating, ceiling radiant panels, photovoltaic support, and individual thermostats in each room. Additional features include a security door, alarm system, video intercom, and a cellar.

Price: €560,000

Energy class: B – 94.18 kWh/sqm per year

Option to purchase a single garage within the complex.

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I M M O B I L I

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