

# Via Luigi Canonica

Rif: T4197



| Information          |                                |
|----------------------|--------------------------------|
| Price                | € 2.300.000                    |
| Square footage       | 208 sqm                        |
| Year of construction | 2023                           |
| Floor                | 5                              |
| Maintenance          | New                            |
| Rooms                | 3                              |
| Kitchen              | Open                           |
| Bathrooms            | 3                              |
| Box                  | Not included                   |
| Heating system       | centralized underfloor heating |
| Condominium fees     | to be defined                  |
| Energy rating        | A3 - IPE 40,38 kWh/sqma        |



## Via Luigi Canonica – Arco della Pace

At the gateway to Parco Sempione, a new residential development is taking shape in the street dedicated to the architect and urban planner Luigi Canonica. The project focuses on the redevelopment of the existing building, carefully balancing materials and colors to blend harmoniously with the surrounding urban context. The defining feature of the façade is red brick, a timeless element of architecture and design that is deeply rooted in Milanese architectural style, also found in nearby landmarks such as La Triennale di Milano and MUBA. This residence stands out for its distinctly Milanese architecture, interior design, and location, combined with a contemporary atmosphere and refined elegance. It offers everything needed for a comfortable and worry-free lifestyle. From private parking to concierge service, every detail has been designed to meet residents' needs and ensure the highest standard of comfort. The property is located on Via Luigi Canonica, close to Arco della Pace and just steps from Parco Sempione, in an area rich in history, art, and culture. Alongside the proximity to Milan's famous park, the neighborhood offers a vibrant and lively atmosphere thanks to its many cafés, restaurants, and trendy venues. The area is exceptionally well connected by public transport: Bus lines 43 and 57 are just a 1-minute walk away, Tram lines 1 and 10 are within a 5-minute walk, Tram lines 12 and 14 are reachable in 7 minutes on foot, and the M2 Moscova metro station is only an 11-minute walk away. Please note that the floor plans and renderings shown are for illustrative purposes only and do not constitute a contractual element. Available for immediate delivery is an exclusive 208 sqm four-bedroom apartment located on the fifth floor, featuring dual exposure and spacious, light-filled interiors. The apartment opens onto an elegant entrance hall leading to a prestigious triple living room with open-plan kitchen and access to a large terrace overlooking Via Luigi Canonica. The well-organized sleeping area includes two double bedrooms — one overlooking Via Canonica and the other featuring a balcony facing the beautifully maintained condominium garden — two bathrooms, a laundry room, and an elegant master bedroom with an en-suite bathroom with window. Thanks to its internal exposure, the property offers exceptional peace and quiet, as well as stunning views of the city skyline. The apartment features high-end finishes and modern comforts, including underfloor heating, air cooling system, home automation, alarm system pre-installation, and a security door. The living area and bedrooms are finished with oak parquet flooring, while the bathrooms feature Marazzi porcelain stoneware surfaces, along with sanitary ware and fittings by Gessi. White interior doors by Bertolotto complete the property. The building also offers beautifully maintained communal gardens, full-day concierge service, and elevator access. Cellar storage units and garages are available for purchase within the complex. Price: €2,300,000 Energy rating A3 – 40,38 /m2. In collaboration with Milano Casa.

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I M M O B I L I

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