

Via Raffaello Sanzio

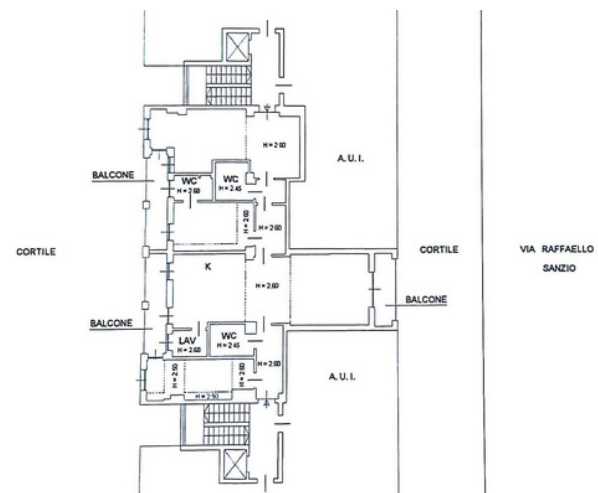
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In the prestigious Buonarroti–Wagner–De Angeli district, one of Milan’s most sought-after residential areas, renowned for its wide range of amenities, shops, restaurants, and cafés, just a short walk from Corso Vercelli and excellently connected by the M1 metro line, we are pleased to offer for sale a bright and quiet 156 sqm apartment, fully renovated to the highest standards with premium finishes throughout. The property enjoys a pleasant dual east/west exposure and is located within an elegant 1960s residential building featuring a landscaped communal garden, morning concierge service, double elevators, and a video surveillance system. The layout is both practical and well-designed, comprising two separate entrances, a spacious living area with a fully fitted eat-in kitchen and laundry room, a master suite with walk-in wardrobe and en-suite bathroom, a second double bedroom with its own dedicated bathroom, a third single bedroom, and a third bathroom. Three balconies complete the property, providing attractive views and abundant natural light throughout the interiors. The apartment is equipped with centralized ceiling and underfloor heating, Daikin air conditioning, and a Konnex home automation system, allowing remote control of all installations. The finishes are of exceptional quality: bathrooms clad in Lumina Flower ceramic tiles, Fiemme Tremila oak parquet flooring, high-performance wood-aluminum window frames with triple glazing for superior thermal and acoustic insulation, and integrated mosquito screens. Additional features include security doors, video intercom, and both volumetric and perimeter alarm systems. The property also includes two cellars, an attic storage room, and the possibility of using an unassigned condominium parking space, subject to availability. The existing furnishings may be purchased separately, and a garage within the building is available for rent. Asking Price € 1,295,000. Energy Rating C – 94.35 kWh/sqm per year

Information	
Price	€ 1.295.000
Square footage	156 sqm
Year of construction	1960
Floor	1
Maintenance	Renovated
Rooms	3
Kitchen	eat - in kitchen
Bathrooms	3 + laundry
Box	parking space included
Heating system	Centralized
Condominium fees	€ 5.000
Energy rating	C - 94,35 kWh/sqm year



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I M M O B I L I

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