

# Via Ippolito Nievo

Rif: T5113



Via Ippolito Nievo – Pagano/CityLife.

In the heart of one of Milan's most exclusive and sought-after residential neighbourhoods, renowned for its elegant architecture, abundant green spaces and outstanding amenities, we are pleased to offer for sale this prestigious and light-filled 194 sq m apartment, benefiting from dual exposure.

The property is located in an elegant 1970s building, recently renovated with a complete façade refurbishment, and benefits from a full-day concierge service and two lifts, one of which provides direct access into the apartment.

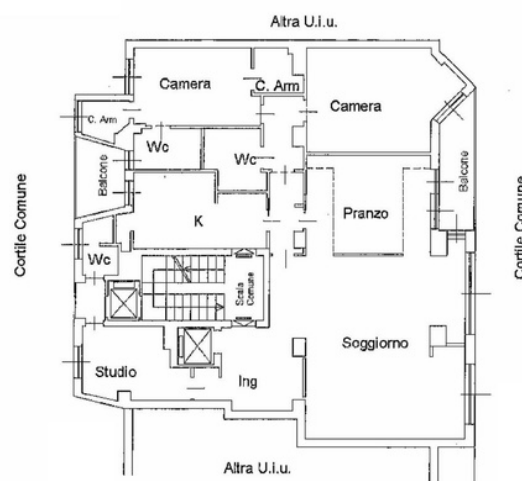
The well-designed layout comprises two entrance halls, a spacious double living room with an adjoining dining room, a fully fitted eat-in kitchen, a generous principal bedroom with en suite bathroom and two walk-in wardrobes, a second large bedroom, a study (which can also be used as a guest or staff bedroom) with its own bathroom, a third bathroom, and two balconies. A private cellar completes the property.

The apartment is presented in excellent condition and features high-quality finishes throughout, including parquet flooring, central heating, ducted air conditioning, security entrance doors, a volumetric and perimeter alarm system, and electric shutters in the living area.

A large garage is also available for purchase separately in the immediate vicinity.

Price € 1.690.000 Energy rating E – 175 kWh/sqm per year.

| Information          |                      |
|----------------------|----------------------|
| Price                | € 1.690.000          |
| Square footage       | 194 sqm              |
| Year of construction | 1970                 |
| Floor                | 3                    |
| Maintenance          | Excellent            |
| Rooms                | 3                    |
| Kitchen              | eat-in kitchen       |
| Bathrooms            | 3                    |
| Box                  | not included         |
| Heating system       | Centralized          |
| Condominium fees     | € 6.000              |
| Energy rating        | E - 175 kWh/sqm year |



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I M M O B I L I

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