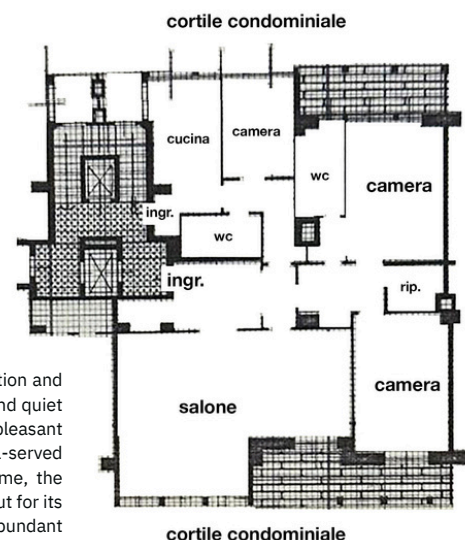


Via Frua

Rif: A456



Information	
Price per month	€ 3.400
Square footage	160 sqm
Year of construction	1970
Floor	2
Maintenance	Excellent
Rooms	3
Kitchen	eat-in kitchen
Bathrooms	2
Box	single, included
Heating system	centralized
Condominium fees	€ 6.360
Energy rating	E - 165,11 kWh/sqm year



VIA FRUA – MM DE ANGELI

Located in one of Milan's most sought-after residential areas, just a short walk from the MM De Angeli underground station and in the immediate vicinity of Corso Vercelli, Piazza De Angeli and Via Marghera, we are pleased to offer for rent a bright and quiet residence of approximately 160 sq m, set within an elegant 1970s building featuring generous communal areas and pleasant views over greenery. The location is undoubtedly one of the property's key strengths: an elegant and well-served neighbourhood, with a wide range of shops, services, schools and excellent transport connections. At the same time, the apartment enjoys an exceptional degree of privacy and tranquillity, which is rare to find in the city. The property stands out for its spacious rooms, dual internal exposure and views over the condominium's landscaped areas, all of which provide abundant natural light, quiet surroundings and a pleasant sense of openness. The layout comprises two entrances, a spacious living room enhanced by a large balcony and an elegant cabinet/bookcase with fireplace, a fully fitted eat-in kitchen with a small balcony, three bedrooms, one of which features a large balcony, two bathrooms, one of which has a window, and a walk-in wardrobe. The residence is in excellent condition, recently refreshed, and is offered partially furnished, including the kitchen, bathrooms, cabinet/bookcase with fireplace in the living room, and wardrobe. The elegant and impeccably maintained building offers a full-day concierge service, including Saturdays, as well as two lifts, further enhancing the comfort and quality of the setting. The property is completed by a private garage and a cellar, both included in the rental price. Features and finishes include centralised underfloor heating, air conditioning, a security entrance door, and parquet and marble flooring.

An ideal solution for those seeking generous living spaces, abundant natural light, tranquillity and prestige, without compromising on the convenience of living in one of the most highly sought-after residential areas in western Milan. Monthly rent: €3,400 + condominium charges. A surety bond (bank guarantee) equivalent to 12 months' rent is required. Security deposit: 3 months' rent. Energy rating E – 165.11.

monti32
I M M O B I L I

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