

Via Castelfidardo

Rif: T5114



Information	
Price	€ 1.540.000
Square footage	300 sqm
Year of construction	1900
Floor	T + S + I
Maintenance	Good
Rooms	4
Kitchen	open kitchen
Bathrooms	4
Box	Parking space available
Heating system	Centralized
Condominium fees	€ 6.000
Energy rating	E - 175 kWh/sqm year

Brera – Via Castelfidardo

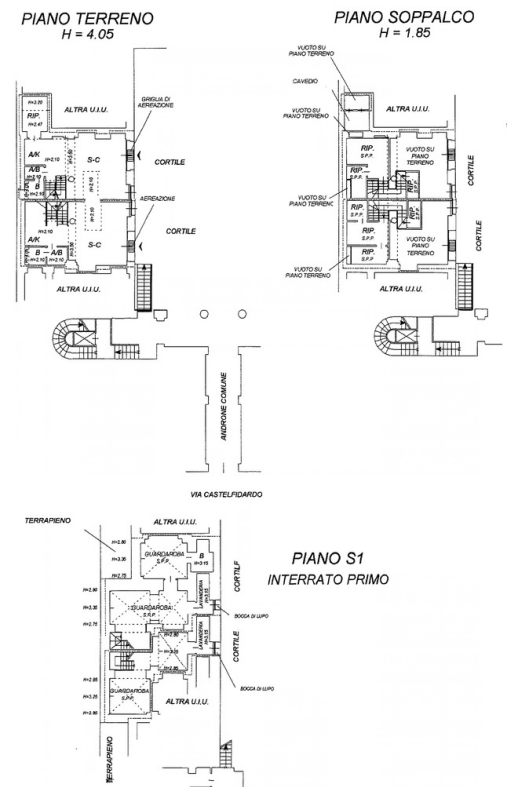
In the prestigious Brera district, within an elegant period building with concierge service, we are pleased to offer for sale a sophisticated approximately 300 sqm loft arranged over three levels and registered as a residential property (A/3). The property offers excellent potential for reconfiguration and customization to suit individual requirements, while also representing an attractive investment opportunity. Its central location, combined with the possibility of using the property for short-term rentals, offers interesting potential in terms of rental income and return on investment. The property is in good internal condition and features two independent entrances, both accessed from the quiet condominium courtyard. The distinctive multi-level layout allows for a functional and sophisticated distribution of spaces, including a spacious living area with open-plan kitchen, the possibility of creating up to four bedrooms, and four bathrooms.

The interiors are characterized by high-quality finishes and distinctive architectural details, including parquet flooring, iron staircases, glass mezzanines, Bisazza-tiled bathrooms, and a sophisticated designer lighting system. A harmonious combination of materials and details gives the property a contemporary, elegant atmosphere with a strong and distinctive character.

The residence is also equipped with central heating, air conditioning, and a security door.

Price € 1,540,000. Possibility of purchasing a parking space and a cellar separately.

Energy rating E – 175 kWh/sqm per year



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I M M O B I L I

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