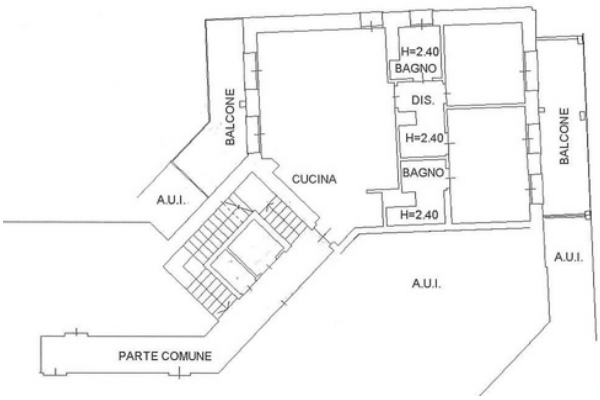
Via Pietro Azario

Rif: T3321





Information	
Price	€ 1.390.000
Square footage	120 sqm
Year of costruction	2024
Floor	3
Maintenance	Nuovo
Rooms	2
Kitchen	open kitchen
Bathrooms	2
Box	Parking space available
Heating system	Independent
Condominium fees	€ 4.600
Energy rating	A3 - 34,81 kWh/sqm year



Via Pietro Azario – Sant'Ambrogio

Ideally located in the prestigious Magenta–San Vittore district, this elegant 120 sqm residence is set within a recently built development offering morning concierge service and a lift.
The property is situated in a quiet and highly sought-after residential pocket between the historic Basilica of Sant'Ambrogio, Piazza Sant'Agostino and the Darsena of Porta Ticinese, and enjoys exceptional natural light thanks to its triple exposure. The interiors are refined and thoughtfully designed, featuring a spacious living area with a contemporary open-plan kitchen and a generous covered, fully habitable balcony, perfect for outdoor dining and relaxing.
The sleeping quarters comprise a sophisticated master bedroom with en-suite bathroom, a second bedroom and a further bathroom. Both bedrooms, quiet and private, open onto a second spacious, covered balcony. The property is completed by a cellar and benefits from independent underfloor heating, ducted air conditioning, video intercom, security door, alarm system and elegant parquet flooring throughout. Presented in move-in condition, the residence is an ideal choice for those seeking a contemporary home in one of Milan's most prestigious, authentic and well-connected neighbourhoods. Price € 1,390,000. The furniture may be purchased separately, as well as a covered parking space within the development, providing an additional level of convenience and value. Energy rating Class A3 – 34.81

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