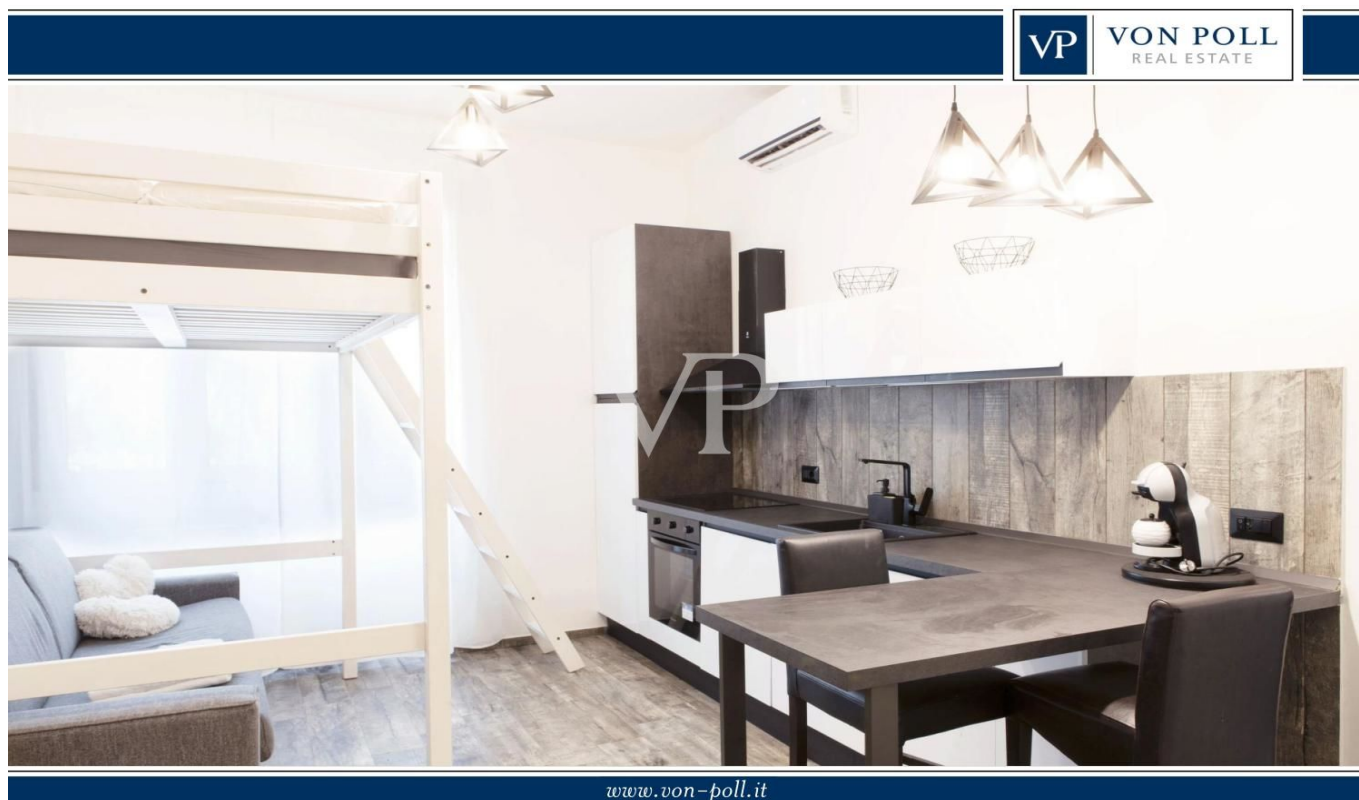


Milano – Lombardia

## 3 Apartments in one Ideal as an Investment or for Large Family

Property ID: IT252941964



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 525.000 EUR • ROOMS: 6**

Property ID: IT252941964 - 20161 Milano – Lombardei

- At a glance
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- Energy Data
- A first impression
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- All about the location
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Property ID: IT252941964 - 20161 Milano – Lombardei

## At a glance

|                 |             |
|-----------------|-------------|
| Property ID     | IT252941964 |
| Floor           | 1           |
| Rooms           | 6           |
| Bedrooms        | 3           |
| Bathrooms       | 3           |
| Type of parking | 1 x Garage  |

|                |                        |
|----------------|------------------------|
| Purchase Price | 525.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 150 m <sup>2</sup> |
| Equipment      | Balcony                |

Property ID: IT252941964 - 20161 Milano – Lombardia

## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Central heating                                                             |
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: IT252941964 - 20161 Milano – Lombardia

## The property



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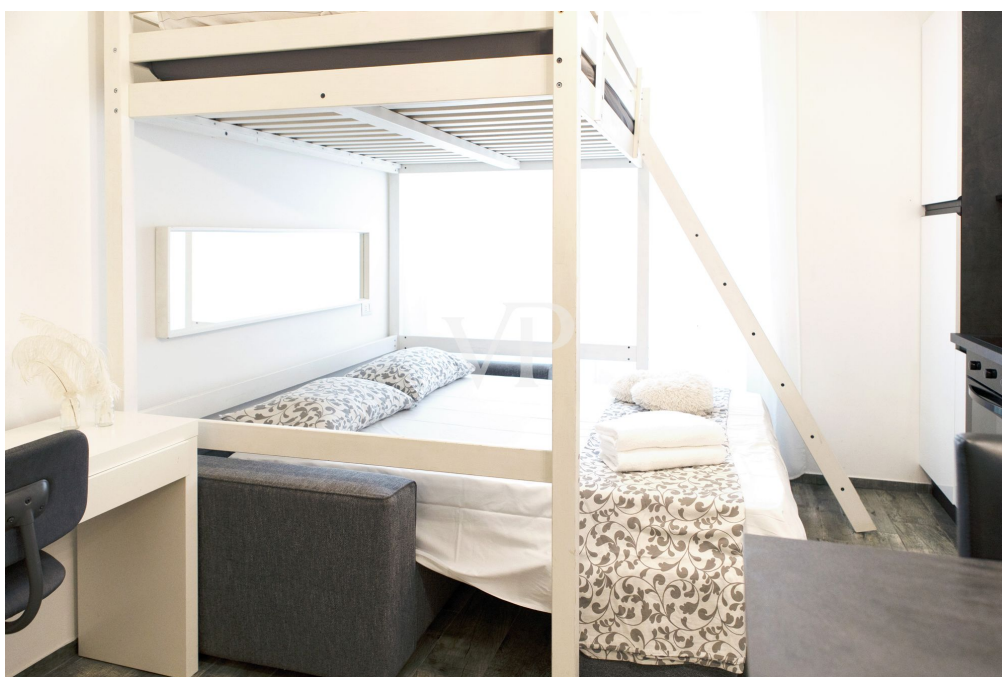
Property ID: IT252941964 - 20161 Milano – Lombardia

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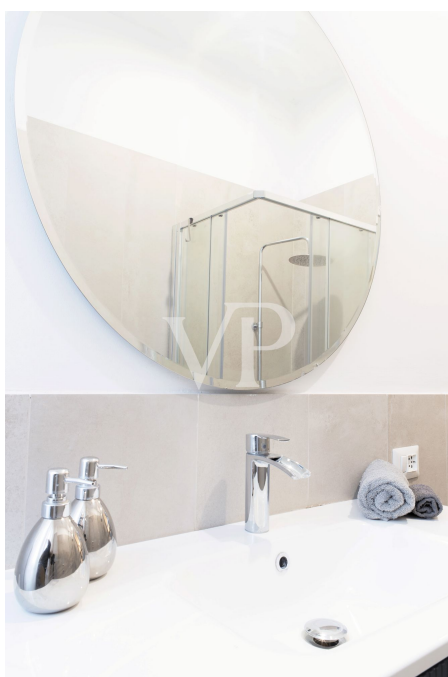
Property ID: IT252941964 - 20161 Milano – Lombardia

## The property



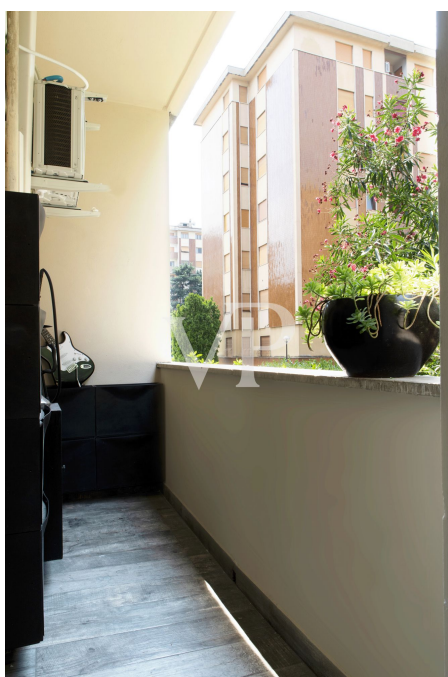
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## The property



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## The property



Property ID: IT252941964 - 20161 Milano – Lombardia

## A first impression

In a well-maintained and quiet residential context, we offer a renovated apartment of about 150 sq. m., on the mezzanine floor, currently divided into three independent units: two one-bedroom apartments and a studio, each with its own private bathroom and kitchen area, perfect for short rentals or for a large family that wants privacy and autonomy. Main features: - Three independent entrances - Three bathrooms and three fully furnished kitchen areas - New fixtures, air conditioning, up-to-date facilities - Car garage - Recent and modern flooring and furnishings - Internal distribution corridor - Free immediately Smart investment: Potential return of up to 10% per year - short rental management with estimated income of €50,000/year. Strategic location: The property is located in an area rich in services, with kindergarten and elementary school less than 100 meters away, middle schools within walking distance and high schools and universities easily accessible by public transport. - A few minutes' walk from the M3 Comasina stop. - Convenient access to the A4 highway (10 min by car) - Only 8 km from the Duomo and the center of Milan - Very close to Niguarda Hospital - Bicocca University 15 min away - Lake Como reachable in 1 hour Perfect solution for living, renting or both together, with a versatility rare in the market.

Property ID: IT252941964 - 20161 Milano – Lombardia

## Details of amenities

Three separate entrances

Three bathrooms and three fully furnished kitchen areas

New fixtures, air conditioning, installations in accordance with standards

Car garage

Recent and modern flooring and furnishings

Internal distribution corridor

Box included in the price

Free immediately

Property ID: IT252941964 - 20161 Milano – Lombardia

## All about the location

A few minutes walk from the M3 Comasina stop Convenient access to the A4 highway  
(10 min by car) Only 8 km from the Duomo and the center of Milan Very close to  
Niguarda Hospital Bicocca University 15 min away Lake Como reachable in 1 hour

Property ID: IT252941964 - 20161 Milano – Lombardei

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

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