

Milano – Quadronno - Crocetta

# Prestigious four-room apartment finely renovated

Property ID: IT252942424



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

PURCHASE PRICE: 1.189.000 EUR • ROOMS: 4

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942424 |
| Floor                | 3           |
| Rooms                | 4           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 1950        |

|                |                        |
|----------------|------------------------|
| Purchase Price | 1.189.000 EUR          |
| Commission     | Subject to commission  |
| Total Space    | ca. 120 m <sup>2</sup> |
| Equipment      | Terrace                |

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## Energy Data

|                                   |            |                                                            |                              |
|-----------------------------------|------------|------------------------------------------------------------|------------------------------|
| Energy certificate<br>valid until | 23.09.2035 | Energy Certificate                                         | Energy demand<br>certificate |
|                                   |            | Final Energy<br>Demand                                     | 230.00 kWh/m²a               |
|                                   |            | Energy efficiency<br>class                                 | D                            |
|                                   |            | Year of construction<br>according to energy<br>certificate | 1950                         |

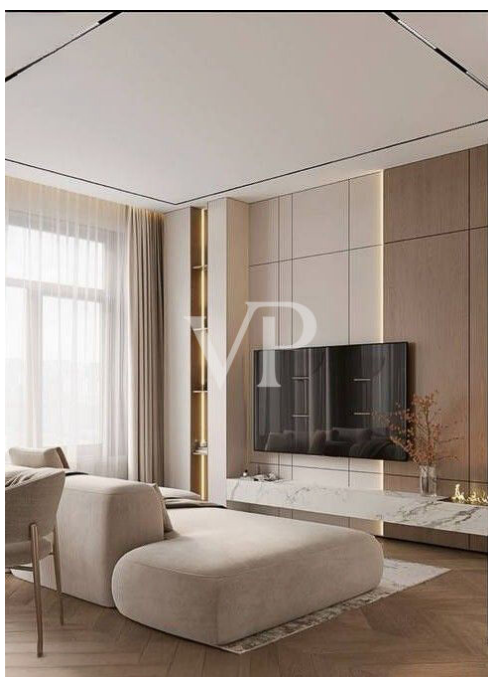
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## The property



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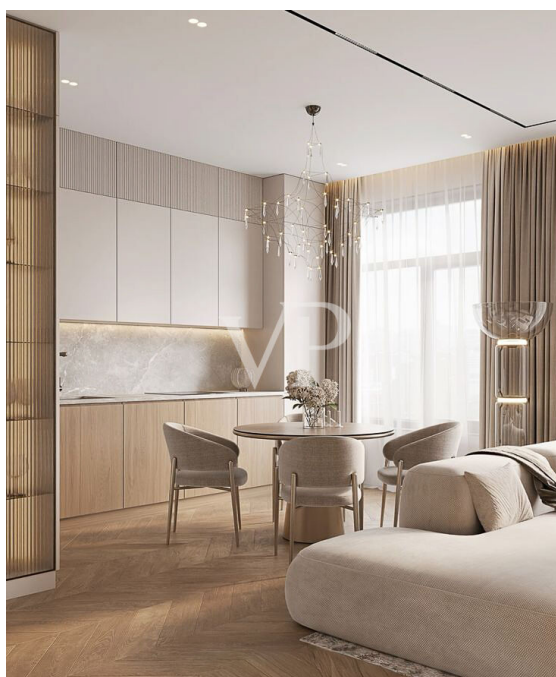
## The property





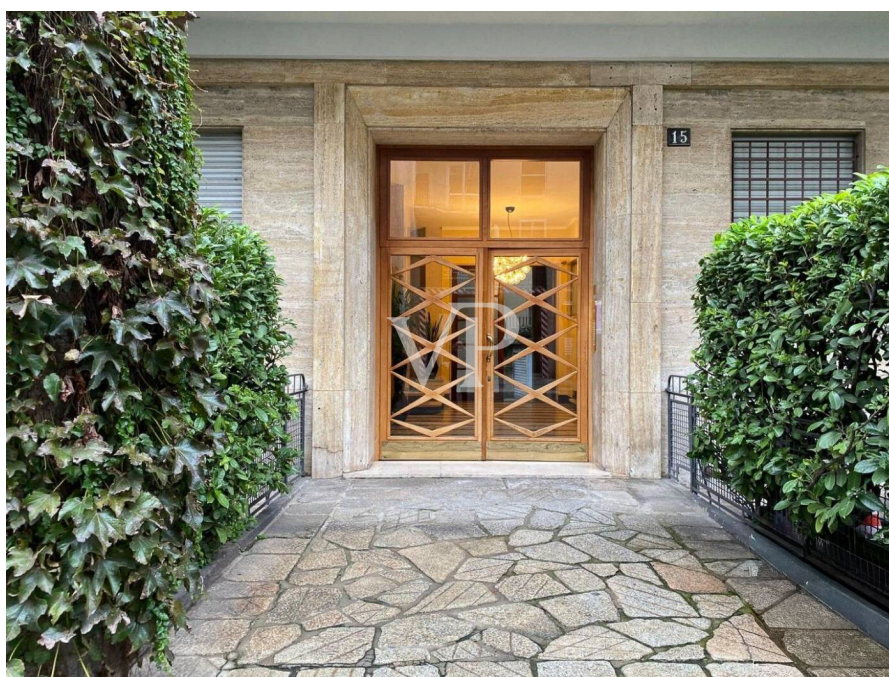
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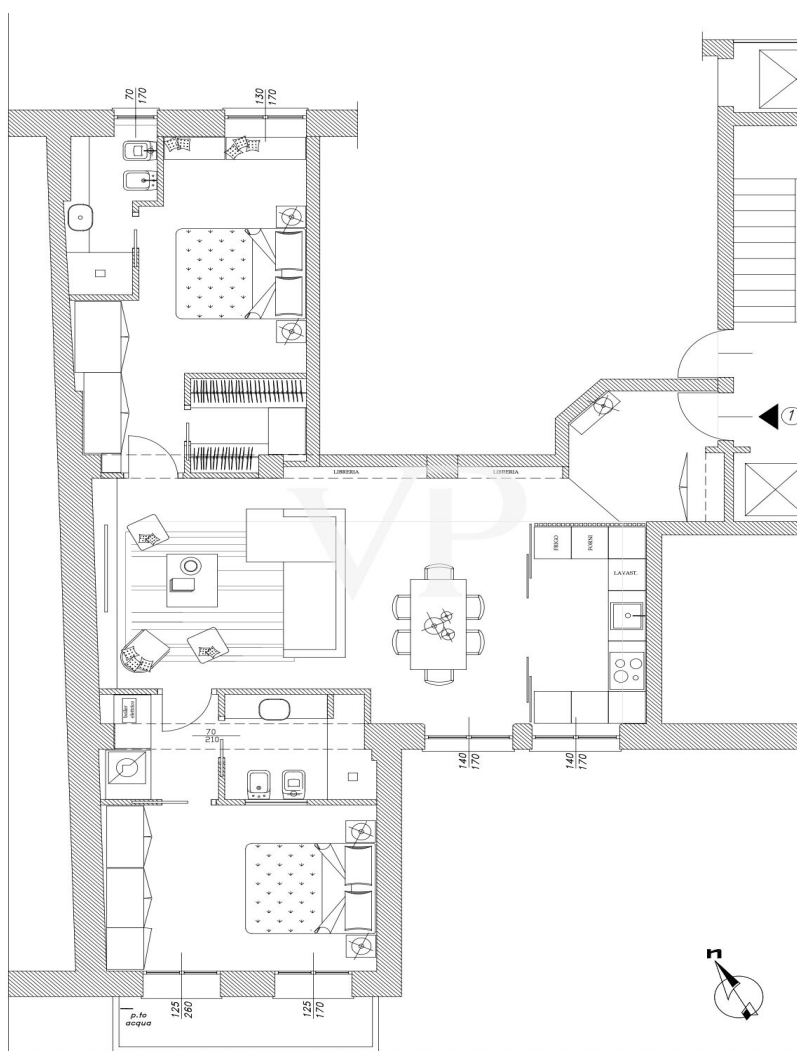
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Just a stone's throw from the Porta Vittoria Court, we offer a spacious three-room apartment of 120 square meters, completely renovated with quality materials and work completion scheduled for October 2025.

The internal distribution includes: Spacious entrance hall with floor led, large living area with integrated kitchen, lighting system with spotlights and led hidden in the veil. Master bedroom suite with walk-in closet and private windowed bathroom, second master bedroom with exclusive balcony and main bathroom and dedicated laundry area. Property features and pluses: Central heating, low condominium expenses (about €290/month).

Very high quality materials: Porcelanosa ceramics, Quickstep parquet flooring, VEKA double-glazed windows and doors, Geberit sanitary fixtures Selnova premium series, lighting system spotlights and exposed LEDs, Gun matte black faucets set by jacuzzi bagni.

The building, equipped with an elevator and concierge service is posh and is set in a context of absolute prestige a stone's throw from the court.

The location is perfectly served: public transport, supermarkets, businesses, gyms and all kinds of services at your fingertips.

The property is viewable and free on deed. An ideal home for those who want to live in a modern, functional and well-connected home in the heart of a forward-looking Milan.

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## Details of amenities

- Double services both with windows
- Central heating
- Elevator
- Terrace
- Renovated with high quality materials
- All-day concierge service

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## All about the location

Via Fontana is located in one of the most central and prestigious areas of Milan, between Porta Vittoria and the Tribunale, a few minutes' walk from the Duomo. The neighborhood is elegant, well served and full of services: supermarkets, schools, pharmacies, public offices and green areas, such as the recent March 8 Park. Excellent connections: proximity to the M1 and M3 Duomo metro stops, surface lines (streetcar 12, 27 and buses 60, 84, 94) and convenient accessibility to the main arterial roads. In the immediate vicinity are the Court of Milan, the Conservatory, the State University and numerous cultural spaces, stores and clubs. The area is involved in major urban redevelopment projects that will further increase its value. Ideal for those seeking a central, well-connected location with a high-profile context.



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## Contact partner

For further information, please contact your contact person:

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