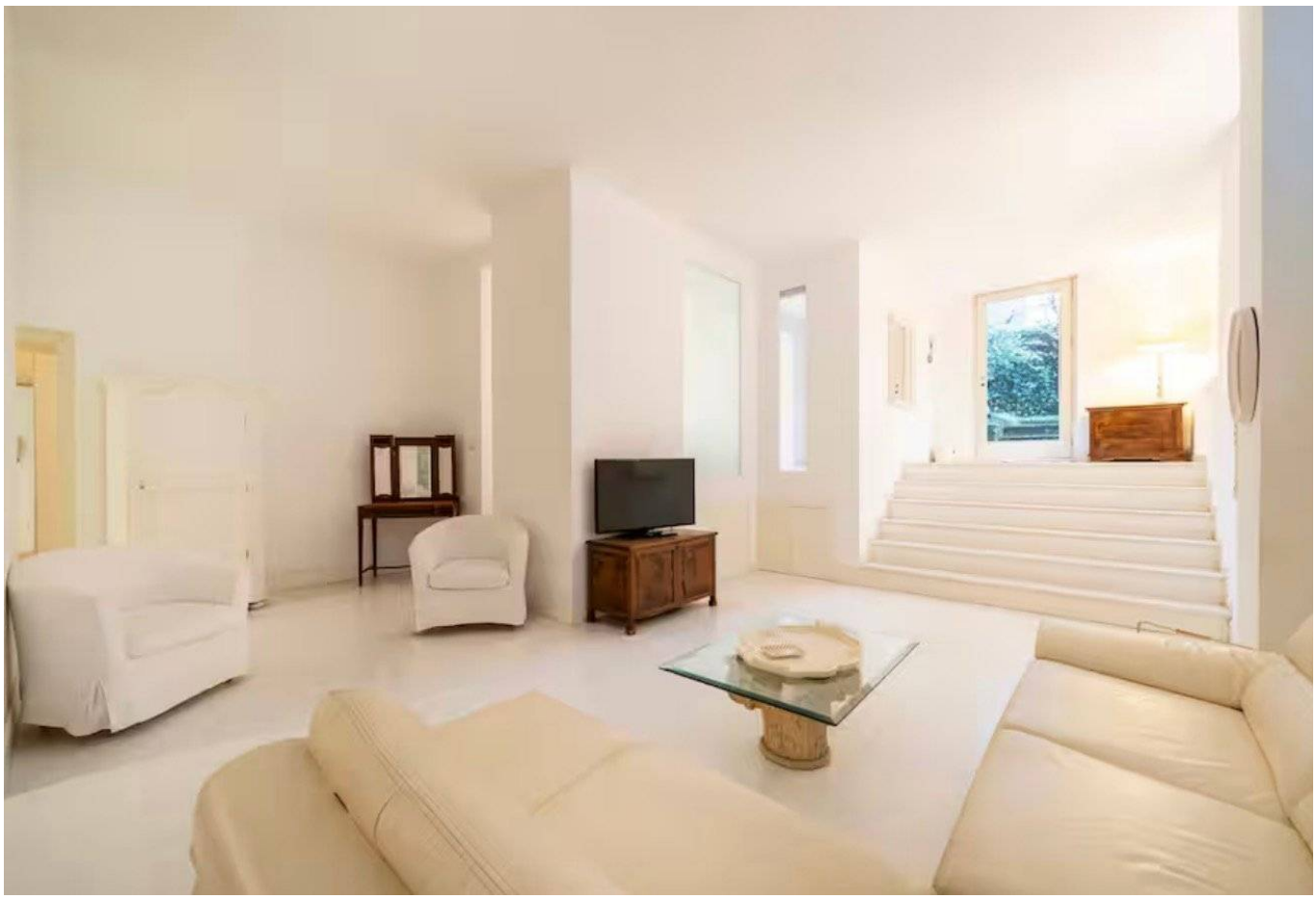
Reliance Group
Via Giovanni Boccaccio N° 37 - 20123 Milano
Phone number (+39) 02 312179

Apartment for Sale in Milano
€ 1.000.000
Ref. CBI130-3192-1169571



145 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

In the heart of Milan, in one of the city's most prestigious and sought-after areas, we offer for sale a refined, fully furnished four-room apartment. It boasts great charm, extraordinary brightness, and an exclusive private garden, a true rarity in the real estate landscape of central Milan.

The property stands out from its independent entrance, leading to a private, fenced, planted, and irrigated garden. This oasis of tranquility and privacy leads to a striking residence with generous ceiling heights (340 cm). The rooms harmoniously unfold around a spacious double living room, elegantly divided into a living area and a dining room, enhanced by numerous windows that provide natural light throughout the day.

The master bedroom, located on the ground floor in a privileged and private position, enjoys a direct view of the private garden through large French windows that allow for seamless continuity between the interior and exterior spaces, providing natural light and a pleasant sense of exclusivity. A second spacious bedroom, complete with a large walk-in closet running the length of a full wall, guarantees high standards of comfort and functionality.

The service area includes two full bathrooms, finished with care and quality materials, one with a Jacuzzi tub and the other with a large shower, designed to offer maximum daily well-being.
A second entrance, directly connected to the building's entrance hall, leads to another large, versatile space, easily customizable to suit the needs of the future owner, ideal as a study, hobby area, or multifunctional space.

The jewel in the crown of the residence is the magnificent private garden on the ground floor, completely fenced, which offers a rare balance between city life and home comforts, guaranteeing privacy, tranquility, and the opportunity to enjoy an exclusive green space in the heart of Milan.

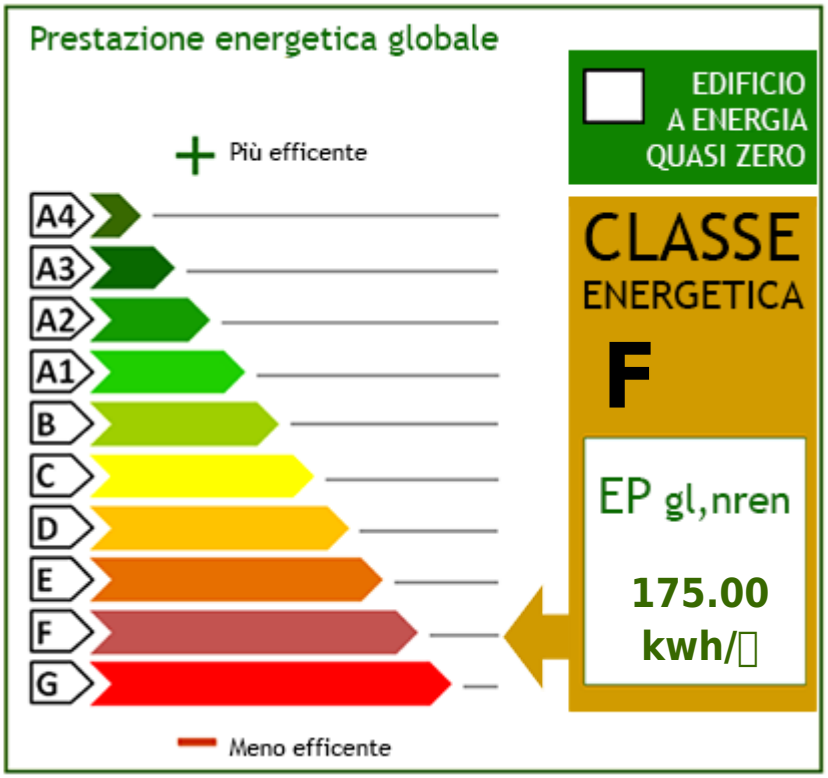
The property boasts exceptional brightness thanks to the numerous windows throughout, which enhance the spaces' volumes, perspectives, and architectural quality. The harmonious combination of elegance, comfort, and a privileged connection with the outdoors makes this home an extremely prestigious solution. The property does not have a concierge service, but boasts extremely low running costs (€200/month, including underfloor heating). A large cellar completes the property.

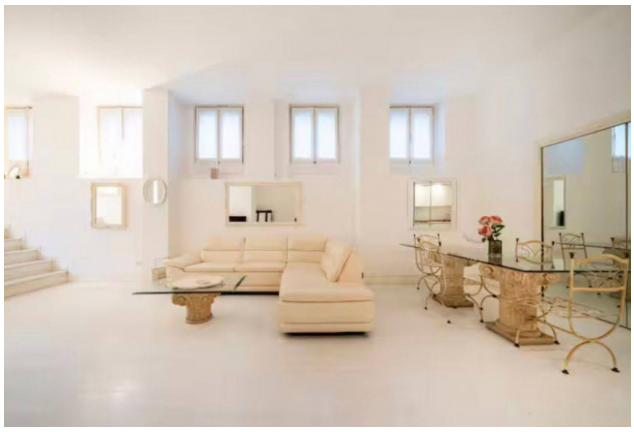
CHARACTERISTICS OF THE AREA
The location is particularly strategic: situated along one of the main arteries of the first ring of the city, it allows quick access to the historic center, the city's most exclusive neighborhoods, and all major services. The elegant and consolidated setting, perfectly served by public transportation and surrounded by shops, restaurants, cultural venues, and high-end services, contribute to making this one of the most popular and sought-after areas in Milan.

A one-of-a-kind residence, ideal for those who wish to experience the city centre without giving up privacy, greenery and highly representative spaces.

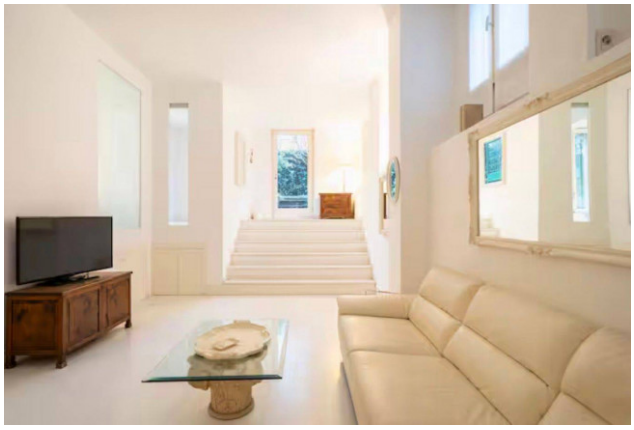
Property Informations

Address: Viale Beatrice D'este, 30	**Zip Code**: 20122
Bedrooms: 2	**Bathrooms**: 2
Rooms: 4	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 1.68	: 0000-00-00
Floor: Underground floor	**Total floors**: 5
Lift: Yes	**Date of construction**: 1950
Condominium costs: € 200	**Garden**: Private
Kitchen: Eat-in kitchen	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
EP gl,nren
175.00 kwh/
Meno efficente

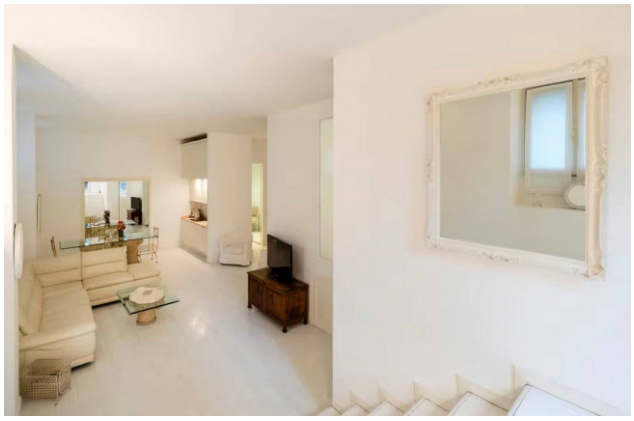


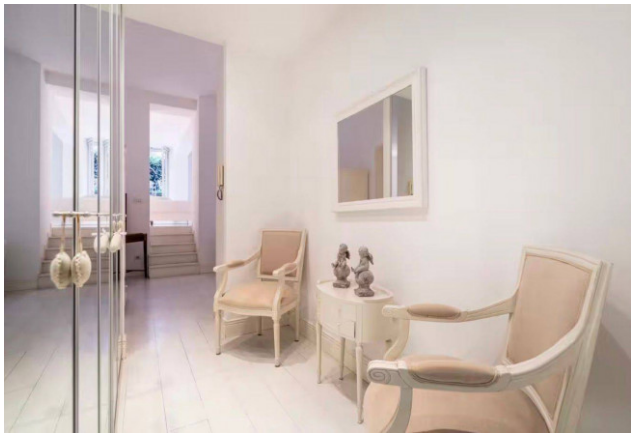














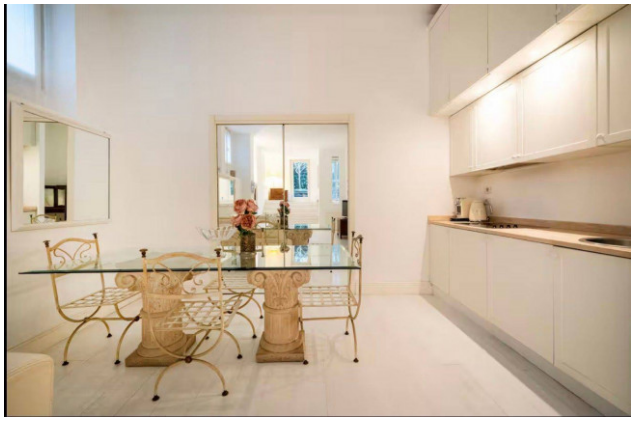
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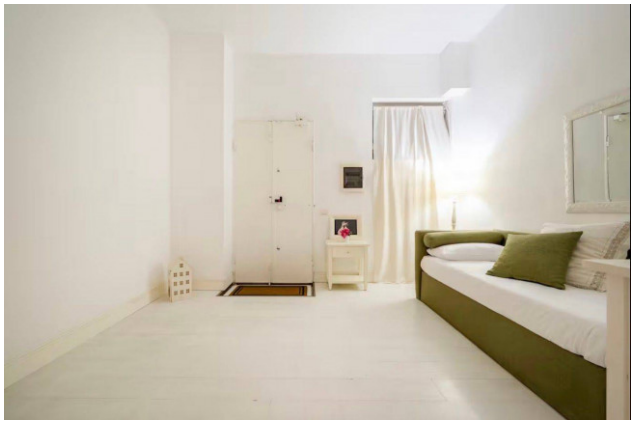




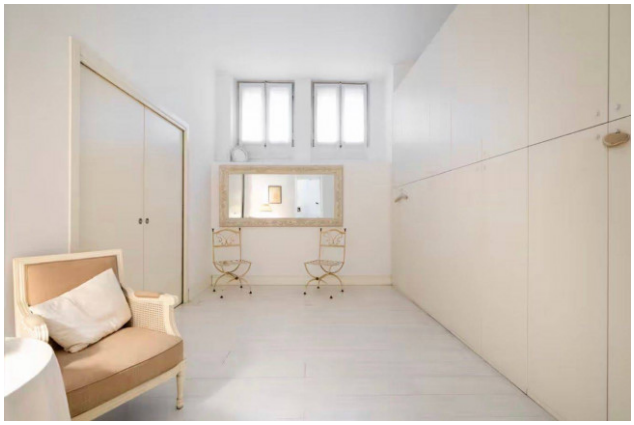






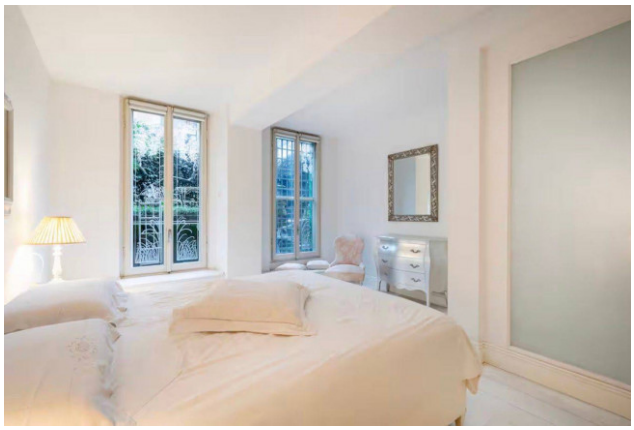




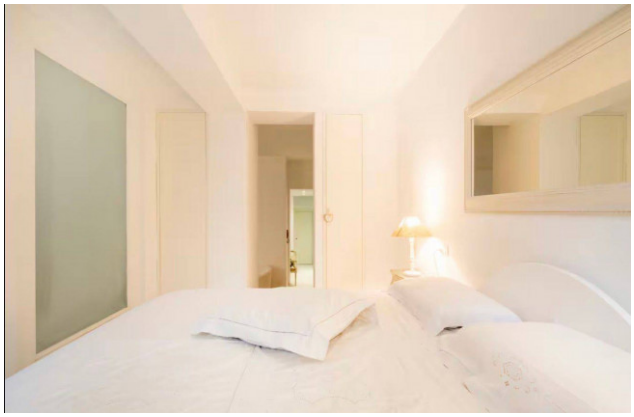


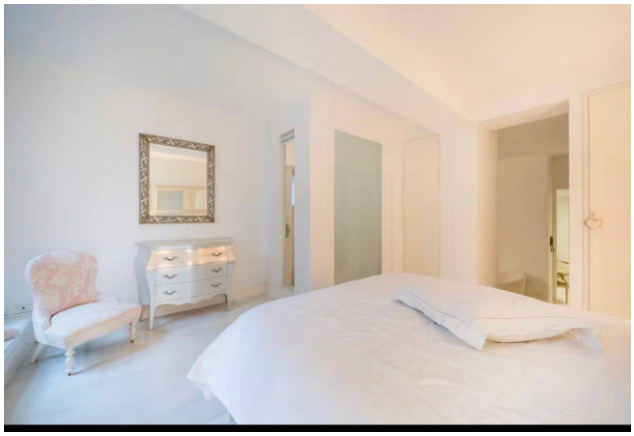
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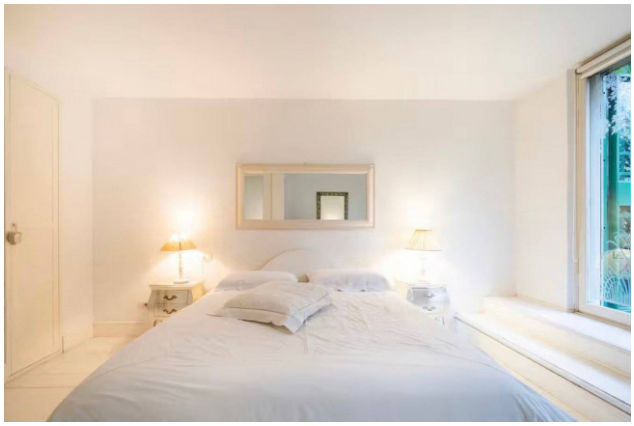




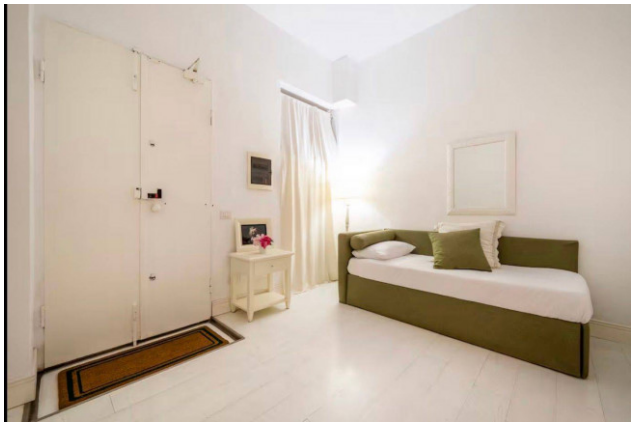






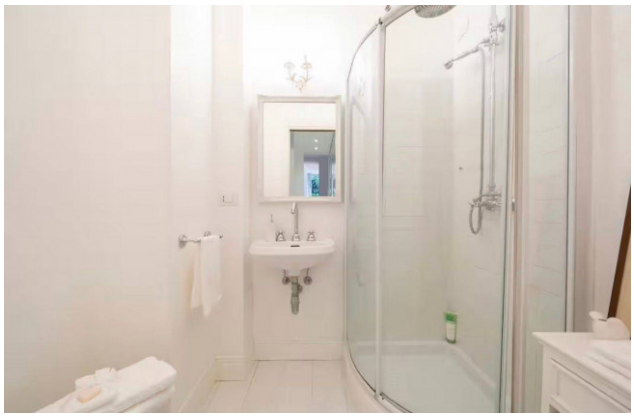


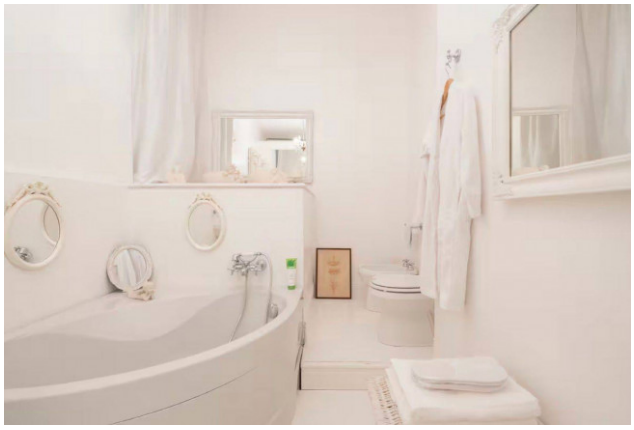




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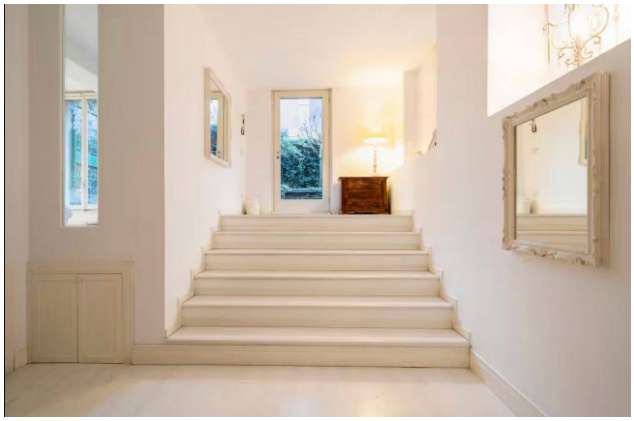




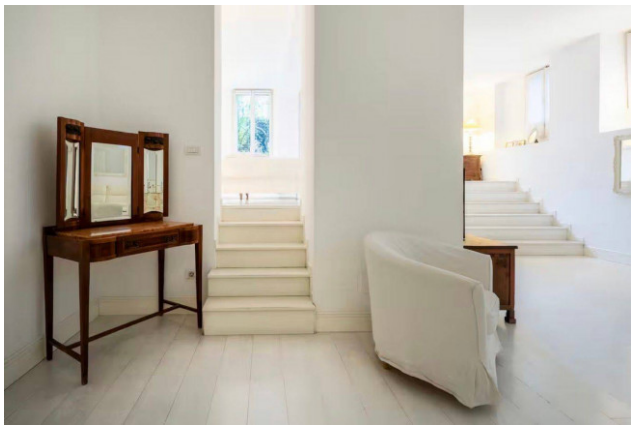


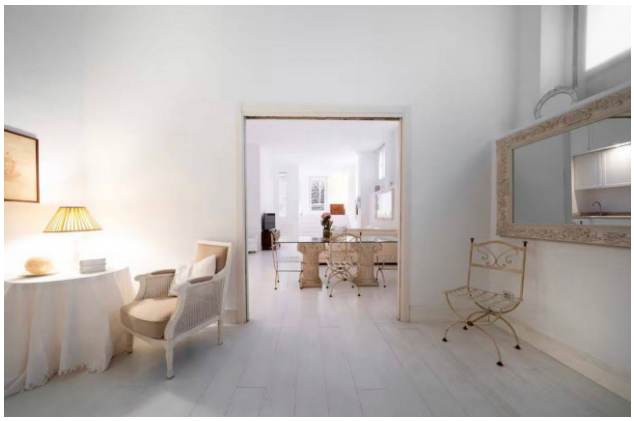






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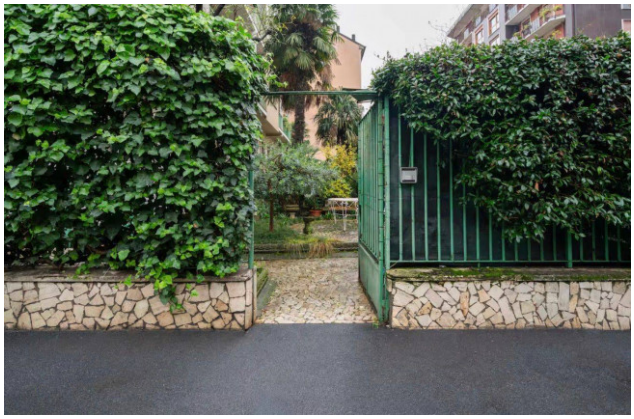














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