

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3540

€ 12.500,00

### PRESTIGIOUS OFFICE WITH PRIVATE GARDEN FOR RENT PAGANO AREA, MILAN

In one of Milan's most elegant and strategic districts, we offer for rent an important office space of 499 sqm (approximately 400 sqm usable), arranged over two levels and located in a high-profile professional setting.

The property features 8 independent rooms, all divided by solid walls ensuring maximum privacy, quiet and focus, along with 2 bathrooms and a fully equipped eat-in kitchen, ideal for lunch breaks or informal meetings.

Key strengths that make this property truly unique:

- Private garden, a rare asset perfect for enjoying an outdoor area during the workday.
- Concierge service for enhanced security and access management.
- Excellent condition, immediately functional.
- Central heating with individual metering (methane), ensuring efficient energy use.
- Condominium fees: €650/month.

Located in a four-storey building, the office is easy to access and offers good visibility. The position is another real advantage: Pagano, with its exclusive services, public transport nearby, restaurants, cafés and quality shops.

A prestigious, elegant and functional solution, perfect for law firms, professional studios, structured companies or any business that requires a representative, high-level working environment.

**Reason:** rent

**Type:** Study/Office

**Address:** via Bernardino Telesio

**Region:** via Bernardino Telesio, 15

**Province:** Milano

**Municipality:** Milano

**Total Square Meters:** 499

**Bedrooms:** 0

**Bathrooms:** 2

**Rooms:** 8

**Age Construction:** -

**Box:** -

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

**State Of Preservation:** Excellent

**Level:** Su due livelli

**Total Floor:** 4

**Lift:** Central Heating with Counter

**Address:** No

**Current Status:** Excellent

**Condominium Cost:** 650

**Exposition:** -

**Balconies:** -

**Kitchen:** Regular Kitchen

**Terrace:** -

**Garden:** Private

**EPI:** -



PIANO TERRA



**Cellar:** -