

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 3559

€ 548.000,00

EXCLUSIVE SMART APARTMENT IN CASCINA MERLATA

Via Pier Paolo Pasolini 66 Milan
12th Floor

This recently built three-room apartment features:

An entrance hall, a large and bright living area with open-plan kitchen and a wide French door leading to a 20 sqm terrace. The sleeping area, perfectly separated from the living area, includes two bedrooms and two bathrooms. Thanks to its double exposure (SOUTH-EAST / NORTH), the home enjoys excellent natural light and ventilation throughout the day.

Discover the excellence of modern living in one of Milan's most dynamic and exclusive districts. We offer for sale, exclusively, a bright and refined 90 sqm apartment located in the prestigious Cascina Merlata "UPTOWN" residential complex.

Surrounded by the greenery of the park, the property is strategically positioned near the renowned Merlata Bloom shopping centre and the main road connections (ring roads/motorways).

Free at the deed, this residence represents a unique opportunity both as a primary home and as an investment in a rapidly growing area.

Key Features: **New Construction (2022):**

Located in a modern, elegant, and well-maintained building equipped with 2 lifts and concierge service.

Advanced Climate Control:

Enjoy ideal comfort all year round thanks to the centralized underfloor heating and cooling system, ensuring uniform, constant, and silent temperature in every room.

Integrated Domotics:

Live in the future with a fully smart home: lighting, climate, security, shutters, and appliances can all be managed via voice control through Alexa or Google Assistant.

Design & Natural Light:

Interiors are in excellent condition and benefit from double exposure (SEN), ensuring exceptional daylight throughout the day.

Functional Spaces:

The living area features a spacious open-plan kitchen and lounge, perfect for entertaining. The sleeping area offers two bedrooms and two elegantly finished bathrooms. New double-glazed windows provide optimal insulation.

Additional Comforts: **Livable Terrace:** Ideal for outdoor relaxation.

Private Cellar: Included in the price.

Optional Box Garage: 17 sqm, available for €50,000.

Exclusive Condominium Amenities:

- Fully equipped fitness area and luxury indoor SPA
- Coworking area
- Stroller room and shared laundry area

Strategic Location: Close to the park, Merlata Bloom and major road connections, this home is perfect for those who want green surroundings without giving up the convenience of urban services. The district is rapidly expanding, making it an excellent long-term investment.

Contact us now for more information or to schedule a viewing.

Reason: sale

Type: Apartment

Address: Via Pier Paolo Pasolini

Region: Via Pier Paolo Pasolini, 66

Province: Milano

Municipality: Milano

Total Square Meters: 90

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Age Construction: 2022

Box: Single , 17 Mq

SQ.MT. Covered: -



PIANO DODICESIMO



SQ.MT. Not Covered: -

State Of Preservation: Excellent

Level: 12

Total Floor: 23

Lift: Heating

Address: Yes

Current Status: Excellent

Condominium Cost: 400

Exposition:

Balconies: Present

Kitchen: Exposed Kitchen

Terrace: Present

Garden: -

EPI: -

Cellar: Yes