

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3607

€ 3.800,00

We are pleased to offer for rent a splendid four-room apartment, bright and quiet, with a double We are pleased to offer for rent an elegant four-room apartment, bright and quiet, featuring two spacious terraces.

The building, recently constructed and designed by the renowned **BEMaa architectural studio**, perfectly embodies a contemporary and sustainable concept of living, combining innovation and comfort with the peaceful atmosphere of Milan's historic inner courtyards. The property stands out for its **energy class A**, carefully landscaped private greenery, and excellent acoustic performance.

The apartment, in excellent condition and available immediately, is located on the **second floor** of an inner building section, sheltered from the street and tram traffic.

The layout includes a functional entrance hall with a cloakroom area, a spacious living room, and a separate fully furnished eat-in kitchen, both opening onto a magnificent west-facing terrace, ideal for enjoying beautiful sunsets.

A hallway leads to the sleeping area, consisting of a master bedroom, two bathrooms (one with shower, the other with bathtub and laundry area), and two additional bedrooms, all with access to a second generously sized terrace.

The apartment is equipped with modern systems, including **integrated home automation, air conditioning, electric shutters, and independent heating**.

The property also includes a cellar and a private garage, available at an additional monthly rent of **€150**. Condominium fees amount to approximately **€4,500 per year**.

The apartment is located in the historic **Porta Ticinese** district, in the heart of the Navigli area, just steps from Baden Powell Park and the pedestrian zone, while remaining pleasantly removed from the nightlife. The area is exceptionally well connected by both surface transport and the metro.

**Reason:** rent

**Type:** Apartment

**Address:** Ripa Di Porta Ticinese

**Region:** Ripa Di Porta Ticinese, 87

**Province:** Milano

**Municipality:** Milano

**Total Square Meters:** 135

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**Age Construction:** 2021

**Box:** Single

**SQ.MT. Covered:** -

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

**State Of Preservation:** Excellent

**Level:** 2

**Total Floor:** 4

**Lift:** Heating

**Address:** Yes

**Current Status:** Excellent

**Condominium Cost:** 360

**Exposition:**

**Balconies:** Present

**Kitchen:** Regular Kitchen

**Terrace:** Present

**Garden:** Common



**EPI:** -

**Cellar:** Yes