

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3677

€ 795.000,00

Independent property for sale in the Brera district

In the heart of Milan's Historic Centre, within the charming courtyard of a building dating back to the 18th century, we offer for sale a fascinating independent property. A rare and charming solution, ideal for those seeking a prestigious, private space in a strategic location. Change of use to residential required.

The property stands out for its unique character: large windows enhance natural light, while stone columns with floral capitals-architectural elements typical in Milan between the 14th and 16th centuries-add historical depth. These features are believed to be linked to the ancient arcades of the Church of Carmine, historically used to host travellers. A detail that blends historical memory with contemporary functionality.

Located on the ground floor, the property benefits from excellent accessibility and a privileged position. The space is arranged over three levels, with a total surface of approximately 85 sqm, comprising three spacious rooms adaptable to various needs, plus a bathroom.

The interiors are in good condition and ready for immediate use, designed to ensure comfort, functionality and representational value. Finishes include marble grit and parquet flooring, aluminium window frames with double glazing, and independent heating and air conditioning systems.

The property will be vacant upon deed, allowing immediate use without contractual constraints. Condominium fees amount to approximately €200 per month, including maintenance of common areas, full-time concierge service, cleaning and lighting.

The location is one of its key strengths: situated in a central and prestigious area, within short distance of Milan's main landmarks, including the Duomo, Galleria Vittorio Emanuele II, Brera and the Quadrilatero della Moda. The area is also well served by public transport. This property represents an ideal opportunity for professionals or businesses seeking an independent, elegant and functional space in one of Milan's most authentic and representative districts.

A rare property where Milanese history meets the needs of a modern, private and prestigious workspace.

**Reason:** sale

**Type:** Study/Office

**Address:** Via Madonnina

**Region:** Via Madonnina, 10

**Province:** Milano

**Municipality:** Milano

**Total Square Meters:** 85

**Bedrooms:** 0

**Bathrooms:** 1

**Rooms:** 2

**Age Construction:** -

**Box:** -

**SQ.MT. Covered:** -

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

**State Of Preservation:** -

**Level:** Piano terra

**Total Floor:** 0

**Lift:** -

**Address:** No

**Current Status:** -

**Condominium Cost:** 200

**Exposition:** -

**Balconies:** -



\*L'immagine rappresenta solo un'idea del risultato degli spazi interni

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**Kitchen:** -

**Terrace:** -

**Garden:** -

**EPI:** -

**Cellar:** -