

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 3694

€ 375.000,00

Viale San Gimignano 4 Milan

Within an elegant 1960s residential building with full-day concierge service and a well-maintained communal garden, we offer for sale a 71 sqm apartment located on the seventh floor out of eight. The property stands out for its natural brightness, open views, and a strong sense of privacy and quiet.

The apartment benefits from double exposure and enjoys wide, open views over greenery and the surrounding neighborhood, providing a sense of space that is increasingly rare in the city. A livable balcony further enhances the property, allowing full enjoyment of the upper-floor position.

The internal layout is rational and well distributed: entrance hall, living room, separate eat-in kitchen, spacious master bedroom, recently renovated windowed bathroom, and a private cellar.

The property is in good maintenance condition thanks to several upgrades already carried out, including a fully renovated bathroom, aluminum window frames with double glazing, and a compliant electrical system. Finishes, colors, and interior styling can still be customized, offering the opportunity to reinterpret the space in a contemporary way. The apartment will be delivered unfurnished.

One of the key strengths of this property is undoubtedly its location. Viale San Gimignano is a highly appreciated residential area currently undergoing strong revaluation, particularly due to the recent introduction of the M4 metro line, which has significantly improved connections to the city center and to Linate Airport. The neighborhood retains a quiet, green residential feel while being fully served by shops, supermarkets, schools, and essential services, including Carrefour within immediate proximity.

Connections and local services:

- M4 San Cristoforo and M1 Bande Nere metro stations within easy reach
- Bus lines 58 and 64
- Close to the future redevelopment of the San Cristoforo railway yard
- Supermarkets, pharmacy, schools, and daily services within walking distance
- Easy access to ring roads and main urban routes

An ideal solution for those seeking a bright, quiet apartment with solid fundamentals, set within a well-maintained and prestigious residential context.

Reason: sale

Type: Apartment

Address: Viale San Gimignano

Region: Viale San Gimignano, 4

Province: Milano

Municipality: Milano

Total Square Meters: 71

Bedrooms: 1

Bathrooms: 1

Rooms: 2

Age Construction: 1965

Box: -

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Discreet

Level: 7

Total Floor: 8

Lift: Central Heating with Counter

Address: Yes

Current Status: Discreet

Condominium Cost: 225



Exposition:

Balconies: Present

Kitchen: Regular Kitchen

Terrace: -

Garden: Common

EPI: -

Cellar: Yes