

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 3789

€ 395.000,00

Via Perini 22 Milan

In Via Perini 22, we exclusively offer for sale a three-room apartment of approximately **101 sqm**, located on the **fourth floor** of a modern residential complex built in 2005. The apartment benefits from **dual East/West exposure**, ensuring good natural light throughout the day, and is presented in excellent condition, ready to move into. The property is also located in an area undergoing significant development and regeneration, making it an attractive option both as a primary residence and as an investment. In **2020**, the kitchen, both bathrooms and other parts of the property were completely renovated.

The living area consists of a spacious lounge featuring a large window with direct access to the **large liveable balcony**, equipped with planters, irrigation system and electric awnings, creating a genuinely usable outdoor space.

The sleeping area includes **two bedrooms**, one of which has a walk-in wardrobe, and **two bathrooms**.

The property is sold including most of the custom-made furniture, including the living room furniture, complete furniture for the second bedroom, the walk-in wardrobe and the bathroom anteroom cabinet.

Finishes include parquet flooring, teak window frames with double glazing and tilt-and-turn opening, electric shutters and mosquito screens. The apartment is also equipped with a recently installed hydronic water-based air-conditioning system.

Additional features include certified systems, home automation, volumetric alarm system, video intercom, reinforced entrance door with coded keys and fibre-optic internet connection up to 10 Giga. There is also an electrical load management system with available power of 4.5/5 kW.

Heating is centralized and supplied through district heating, as is the condominium hot water system.

A further distinctive feature is that this is the only building in the complex developed under **free-market residential construction**, with finishes of a higher standard compared to the other buildings.

The property is completed by a **cellar of approximately 6 sqm** and a **single garage**, available through separate negotiation and equipped with an electric shutter. The condominium has also prepared conduits for the installation of electric vehicle charging systems.

In **2025**, the communal stairways were repainted and the condominium garden was renovated.

An ideal solution for those looking for a modern home, already renovated and ready to move into, with generous outdoor space, excellent features and well-organised interiors.

Surface area: 101 sqm

Floor: 4th

Bedrooms: 2

Bathrooms: 2

Liveable balcony: yes

Cellar: 6 sqm

Single garage: available through separate negotiation

Energy class: C

Reason: sale

Type: Apartment

Address: Via Carlo Perini

Region: Via Carlo Perini, 22

Province: Milano

Municipality: Milano

Total Square Meters: 100

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Age Construction: 2005

Box: Single , 15 Mq

SQ.MT. Covered: -

SQ.MT. Not Covered: -



State Of Preservation: Excellent

Level: 4

Total Floor: 7

Lift: Heating

Address: Yes

Current Status: Excellent

Condominium Cost: 238

Exposition:

Balconies: Present

Kitchen: Exposed Kitchen

Terrace: Present

Garden: Common

EPI: -

Cellar: Yes