GLORIOUS CREW
INTERNATIONAL REAL ESTATE

CODE: 3834 **€ 670.000,00**







MILAN SOLARI DISTRICT | ELEGANT ONE-BEDROOM APARTMENT WITH TERRACE BUILT IN 2015 ENERGY CLASS A3In the heart of the highly sought-after Solari district, we offer for sale an elegant 70 sqm one-bedroom apartment, located on the third floor of a modern, prestigious residential building featuring high construction standards and premium finishes.
THE APARTMENTOverlooking the communal garden, the apartment enjoys exceptional peace and quiet and stands out for its functional and harmonious layout.
The living area features a spacious and bright lounge with an open-plan kitchen, enhanced by a pleasant terrace, ideal for relaxing outdoors.
The sleeping area comprises a comfortable double bedroom with a walk-in wardrobe, while the contemporary bathroom features a spacious 100 x 80 cm shower, matte milk-white wall-hung sanitary fixtures by Flaminia, Mamoli taps with coloured inserts, and a generous vanity unit.
The property boasts high-quality finishes, including genuine parquet flooring, wooden double-glazed windows with both standard and tilt openings, a reinforced entrance door equipped with a digital peephole camera, and a video intercom system, ensuring a high level of comfort and security.
Year-round comfort is guaranteed by a modern fan coil heating and cooling system, an air circulation system, and excellent energy efficiency, rated A3.
Condominium fees amount to approximately €175 per month and also include heating and air conditioning.
THE RESIDENTIAL BUILDINGThe apartment is located within an elegant residential complex consisting of two buildings, completed in 2015, offering a range of amenities and communal spaces designed to enhance residents' quality of life:

- Full-time concierge service.
- Two elevators.
- Two communal rooms available to residents.
- A landscaped communal contemplation garden, providing a peaceful green retreat for relaxation.
- Dedicated communal bicycle storage.

A modern, well-maintained and highly functional residential setting.
FURNISHINGS, CELLAR AND GARAGESelected furnishings may be purchased separately.
The property includes a convenient private cellar.
A spacious 20 sqm garage is also available for separate purchase at €90,000.
LOCATION AND TRANSPORT CONNECTIONSSituated in the desirable Solari district, the property benefits from a strategic location close to shops, restaurants, supermarkets, essential services and green spaces, including Parco Don Giussani.
The nearby California station on the M4 (Blue Line) metro provides fast connections to Milan city centre and Linate Airport.
AN EXCEPTIONAL RESIDENTIAL OPPORTUNITYThe terrace, premium finishes, reinforced entrance door with digital peephole camera, video intercom, A3 energy rating, recent construction and exclusive residential amenities make this property a particularly attractive opportunity for those seeking comfort, elegance and functionality in one of Milan's most desirable neighbourhoods.

PIANO TERZO



Reason: sale

Type: Apartment

Address: Via Cola Di Rienzo

Region: Via Cola Di Rienzo, 37

Province: Milano

Municipality: Milano

Total Square Meters: 70

Bedrooms: 1

Bathrooms: 1

Rooms: 2

Age Construction: 2015

Box: Single

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Excellent

Level: 3

Total Floor: 7

Lift: Air-Conditioned

Address: Yes

Current Status: Excellent

Condominium Cost: 175

Exopsition: -

Balconies: -

Kitchen: Exposed Kitchen

Terrace: Present

Garden: Common

EPI: -

Cellar: Yes