GLORIOUS CREW
INTERNATIONAL REAL ESTATE

CODE: 3837 **€ 590.000,00**







CASCINA MERLATA EAST UPTOWN | EXCLUSIVE SMART TWO-BEDROOM APARTMENT WITH PANORAMIC TERRACE**Via Pier Paolo Pasolini 66 Milan**

FREE-MARKET HOUSING NO SUBSIDISED HOUSING RESTRICTIONS

In the heart of Cascina Merlata, within the prestigious East UpTown residential development, we are exclusively offering for sale an elegant apartment of approximately 100 sqm, located on the ninth floor of a modern building completed in 2022.
The residence stands out for its bright interiors, innovative technology and magnificent panoramic terrace overlooking the park and the Monte Rosa mountain range.

THE INTERIORS

The entrance, featuring a convenient storage room, leads into a spacious living area with an open-plan kitchen. A large glazed door creates a seamless connection between the interiors and the approximately 25 sqm terrace.
The sleeping area, thoughtfully separated from the living space, comprises two bedrooms and two elegantly furnished bathrooms.
The dual north-west exposure enhances natural light throughout the property, while the terrace offers spectacular sunsets over the city and, on clear days, magnificent views of Monte Rosa.

TECHNOLOGY, DESIGN AND LIVING COMFORT

The apartment, presented in excellent condition, is designed to offer high standards of comfort and efficiency:

- Integrated smart home system with voice control via Alexa and Google Assistant;
- Centralised underfloor heating and cooling;
- High-performance double-glazed windows;
- Smart management of lighting, climate control, shutters and compatible devices;
- Two lifts and concierge service.

EXCLUSIVE RESIDENTIAL AMENITIES

East UpTown embodies a contemporary approach to residential living, offering residents a range of facilities dedicated to everyday comfort and well-being:

- Fully equipped gym;
- Residents' SPA;
- Coworking area;
- Communal laundry room;
- Pushchair storage room.

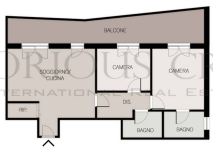
ADDITIONAL FEATURES

The property includes a cellar in the asking price, with the option to purchase an 18 sqm garage for an additional €40,000.

LOCATION

Surrounded by the greenery of Cascina Merlata Park, the property is located in one of Milan's most dynamic urban regeneration districts, close to Merlata Bloom shopping centre, the M1 Molino Dorino underground station and major motorways and ring roads.
A contemporary and rapidly developing residential neighbourhood, ideal for those seeking a lifestyle surrounded by greenery without compromising on urban services and convenience.
The property, **available upon completion of the sale and free from subsidised housing restrictions**, represents an attractive opportunity both as a primary residence and as a real estate investment.
A residence where design, technology and nature come together to offer a distinctive contemporary living experience.
Contact us for further information or to arrange a viewing.

PIANO NONO



Reason: sale

Type: Apartment

Address: Via Pasolini

Region: Via Pasolini, 66

Province: Milano

Municipality: Milano

Total Square Meters: 100

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Age Construction: 2022

Box: Single , 18 Mq

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Excellent

Level: 9

Total Floor: 23

Lift: Heating

Address: Yes

Current Status: Excellent

Condominium Cost: 375

Exopsition:

Balconies: -

Kitchen: Exposed Kitchen

Terrace: Present

Garden: Common

EPI: -

Cellar: Yes