

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 2619

€ 1.700.000,00

In the strategic industrial area of Opera, on the outskirts of Milan, we offer for sale a sky-earth building, whose construction was completed in 2016. The elegant building, currently used as offices and guest quarters, with two entrances, one pedestrian and one driveway, spread over three levels for a total of 933 square meters: there are executive and technical offices, meeting rooms and a large finely furnished and equipped guesthouse. The building meets ALL the new construction expectations, in terms of systems and eco-sustainability. The structure is in fact equipped with geothermal underfloor heating / cooling, photovoltaic panels, air conditioning system, fire-fighting tank, alarm system and video surveillance system, server room and cabling of all environments.

Due to the characteristics described above, the building lends itself to being used as an office, but also, considering the already large guesthouse, it can be used as a short and medium-term hospitality destination: in fact, we note a strong demand in this sense, in the area, determined by the proximity of two important centers such as IEO and HUMANITAS, and last but not least the new Bocconi department, at the end of Via Ripamonti. In the building, moreover, we find an elevator and two different accesses to the floors, through two staircases: this also allows us to think of a division of the spaces, intended for different activities and therefore to a mixed use of the structure.

The property is located right at the beginning of Via Manara and is well connected to the main Milanese road arteries (A1-Tangenziale EST and WEST of Milan); at 3 Km and 6 minutes there is the Locate Triulzi railway station; a few meters from the building, moreover, at a pedestrian distance, we find a shopping center.

Reason: sale

Type: Study/Office

Address: via Luciano Manara

Region: via Luciano Manara, 9

Province: Milano

Municipality: Opera

Total Square Meters: 933

Bedrooms: 0

Bathrooms: 10

Rooms: 0

Age Construction: -

Box: -

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: -

Level: -

Total Floor: 0

Lift: Central Heating with Counter

Address: No

Current Status: -

Condominium Cost: -

Exposition: -

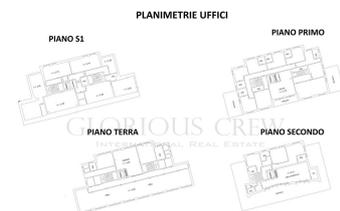
Balconies: -

Kitchen: -

Terrace: -

Garden: -

EPI: -



Cellar: -