

## for Sale to Milano Area: Citta' Studi, Lambrate



### **183 sqm | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6**

#### **VIA PLINIO -**

An independent urban villa, arranged on several levels, with garden and private patio.

Energy class A4, this is an innovative home, designed to guarantee maximum energy savings and, at the same time, to reduce the negative impact on the environment.

The housing unit is located in via Plinio 72/74 in Milan in the "Città Studi" area, about 800 m from the Piola or Lima green metro and not far from the historic center.

The villas are characterized by the presence of large green areas a few steps from municipal parks.

The area offers all essential services such as supermarkets, banks, post offices, sports centers and schools.

The residential neighborhood guarantees tranquility both at night and on weekends.

The intervention, coordinated by Studio DC10, concerns the recovery of a production building with the use of CAM certified products for low environmental impact construction, home automation which guarantees comfort, safety, energy saving via smartphone, and also has a photovoltaic system.

The use of double heights and vertical windows, combined with the large skylights, made it possible to maximize the entry of natural light into all the internal environments.

On the ground floor, a visual continuity is established between inside and outside: each housing unit is equipped with internal patios which constitute true extensions of the living environment.

Specifically, we offer a villa arranged on three levels of 183 m2 as follows:

Basement floor composed of: living area, bedroom, laundry room, bathroom, closet.

Mezzanine floor: Large living room, kitchen with patio and private garden.

Mezzanine: Double bedroom, bathroom with window.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Torino**

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013

First floor: Bedroom with en-suite bathroom.  
Hot and cold heat pump system.  
Equipped with home lift and stairs.  
Possibility of an external covered parking space including an electric column and a cellar compartment.

## Property details

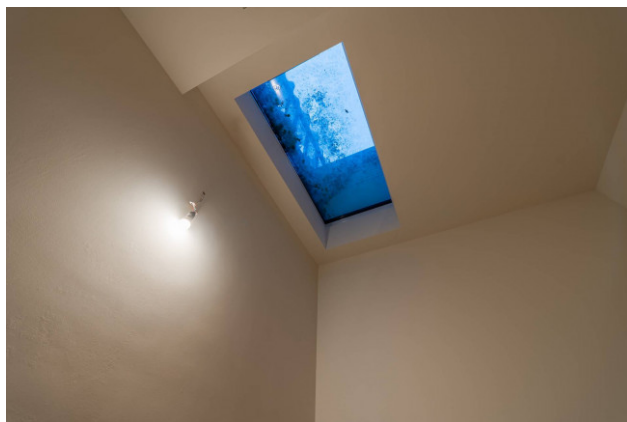
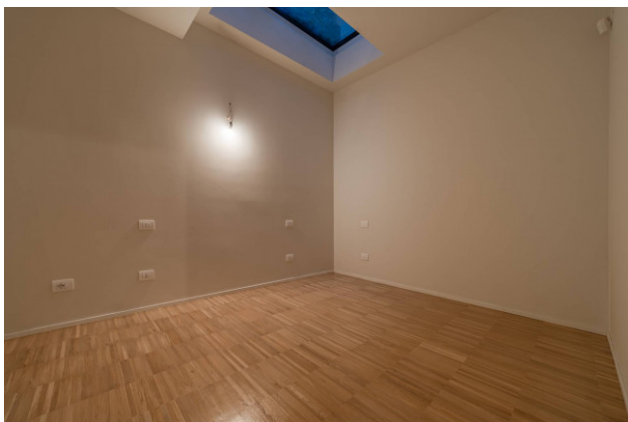
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|-------------------------------------|-----------------------------|
| <b>Ref.:</b> 12284                  | <b>Reason:</b> Sale         |
| <b>Type:</b>                        | <b>Region:</b> Lombardia    |
| <b>Province:</b> Milano             | <b>Municipality:</b> Milano |
| <b>Area:</b> Citta' Studi, Lambrate | <b>Price:</b> € 1.200.000   |
| <b>Total sq.m.:</b> 183 sqm         | <b>Bedrooms:</b> 4          |
| <b>Bathrooms:</b> 3                 | <b>Rooms:</b> 6             |
| <b>Total Floor:</b> 3               | <b>Lift:</b> Yes            |
| <b>Age Construction:</b> 2023       | <b>Condo fee:</b> €         |
| <b>Available:</b> Yes               |                             |

## Features

|                          |                    |         |
|--------------------------|--------------------|---------|
| Closet                   | Air-Conditioned    | Parquet |
| Telephone System         | Sanitary Suspended | Shower  |
| Predisposition for Alarm |                    |         |

## Nearby

|                   |              |                    |                  |
|-------------------|--------------|--------------------|------------------|
| Gyms              | Spa          | Football Fields    | Fitness Centers  |
| Tennis Courts     | Bike Lanes   | Playgrounds        | Railway Station  |
| Public Transport  | Kindergarten | Elementary Schools | Schools          |
| High Schools      | Cafe         | Post Offices       | Shopping Centers |
| Municipal Offices |              |                    |                  |



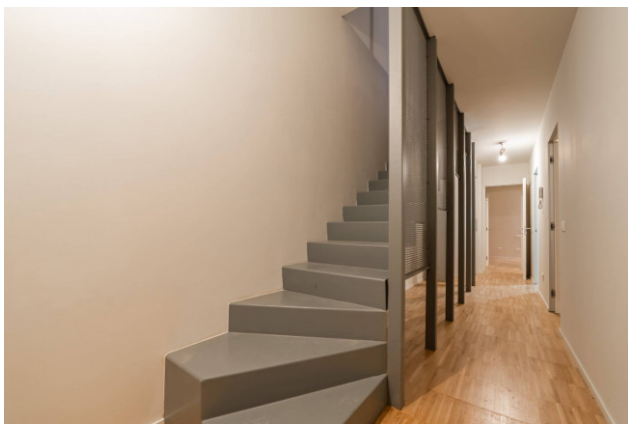
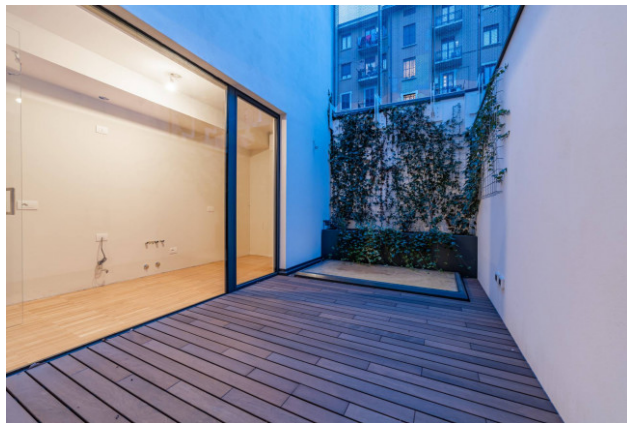
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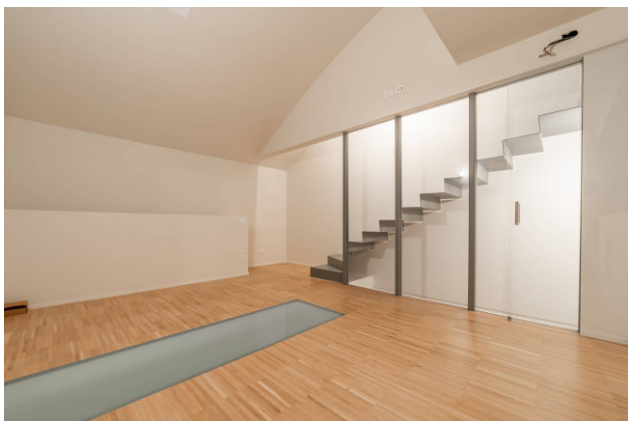
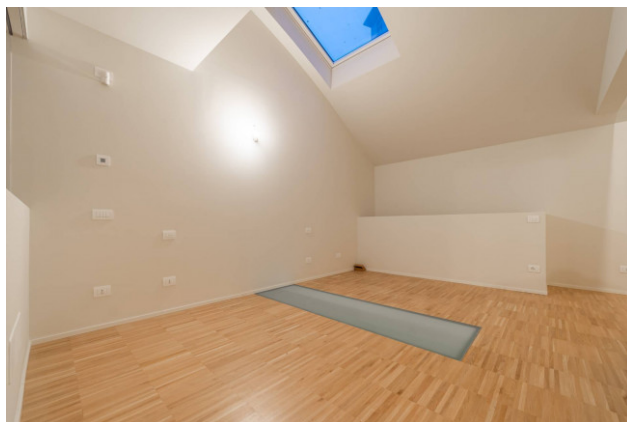
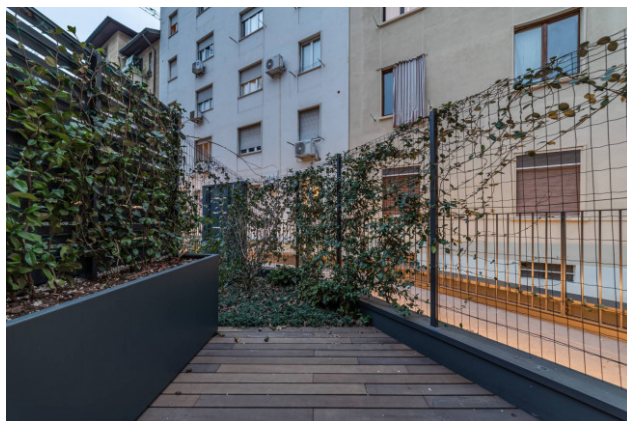
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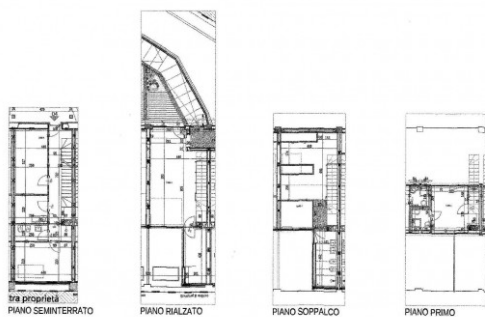
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#### unità 4



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