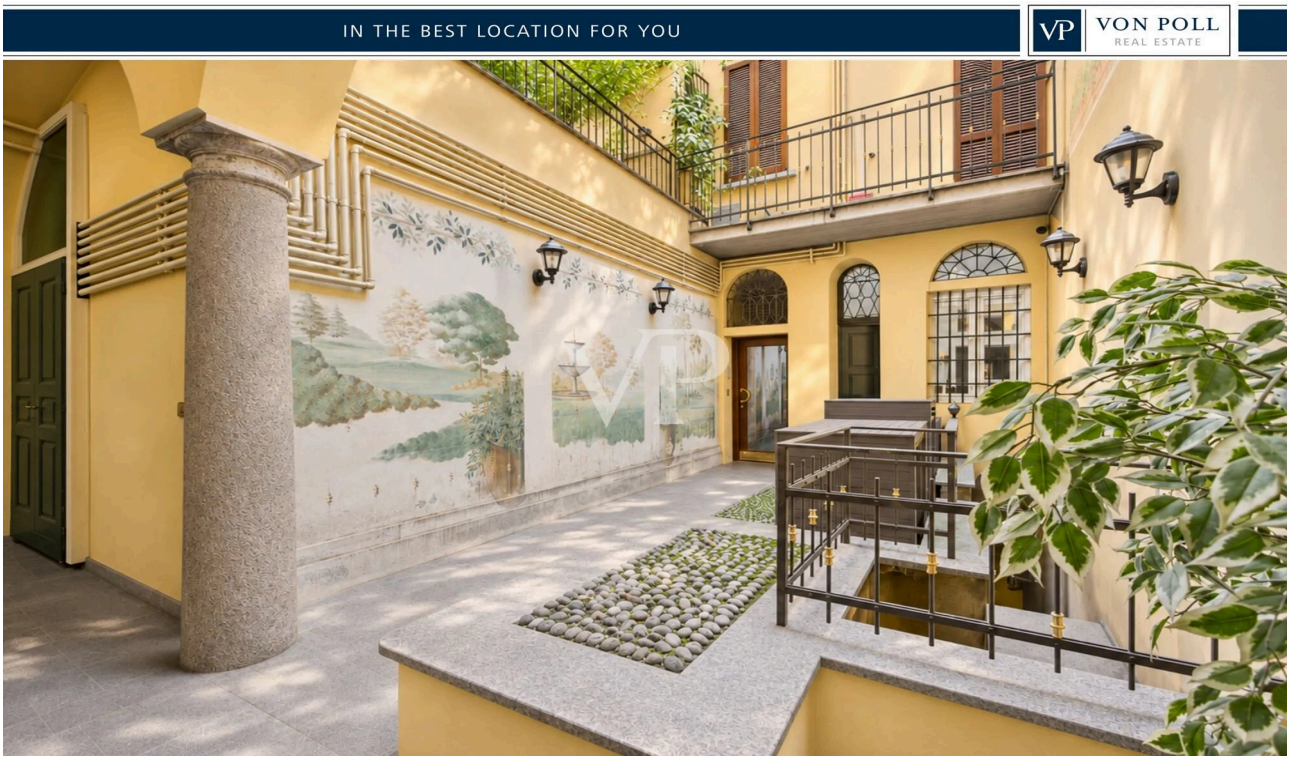
Milano – Brera

Via Fiori Chiari, Brera: Historic Residence and Investment Opportunity

Property ID: IT252942072



PURCHASE PRICE: 1.250.000 EUR • ROOMS: 4

Property ID: IT252942072 - 20121 Milano – Brera

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Property ID: IT252942072 - 20121 Milano – Brera

At a glance

Property ID	IT252942072
Rooms	4
Bedrooms	1
Bathrooms	1
Year of construction	1600

Purchase Price	1.250.000 EUR
Type	Apartment
Total Space	ca. 100 m²
Condition of property	Modernised

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Energy Data

Type of heating	Underfloor heating
Energy certificate valid until	17.05.2033

Energy Certificate	Energy demand certificate
Final Energy Demand	174.93 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1600

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The property





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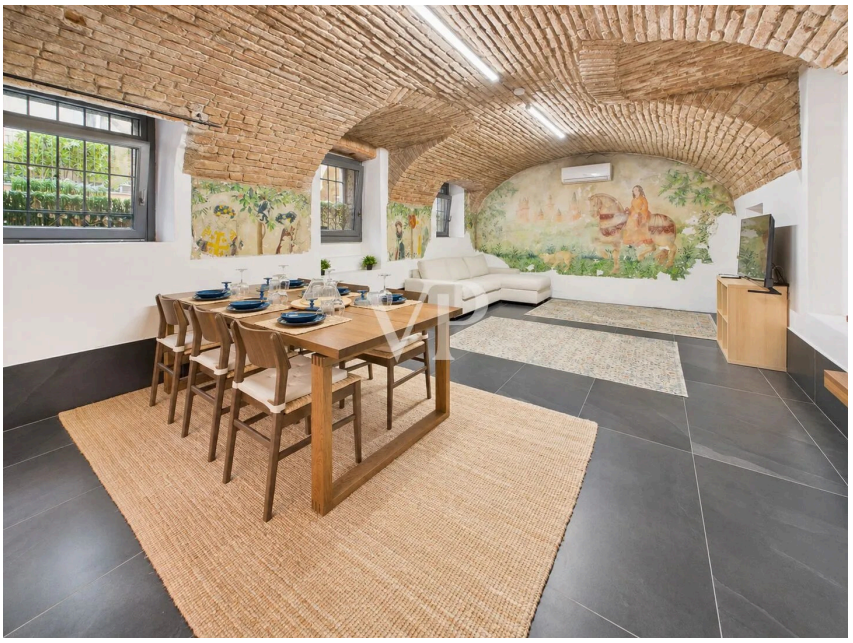
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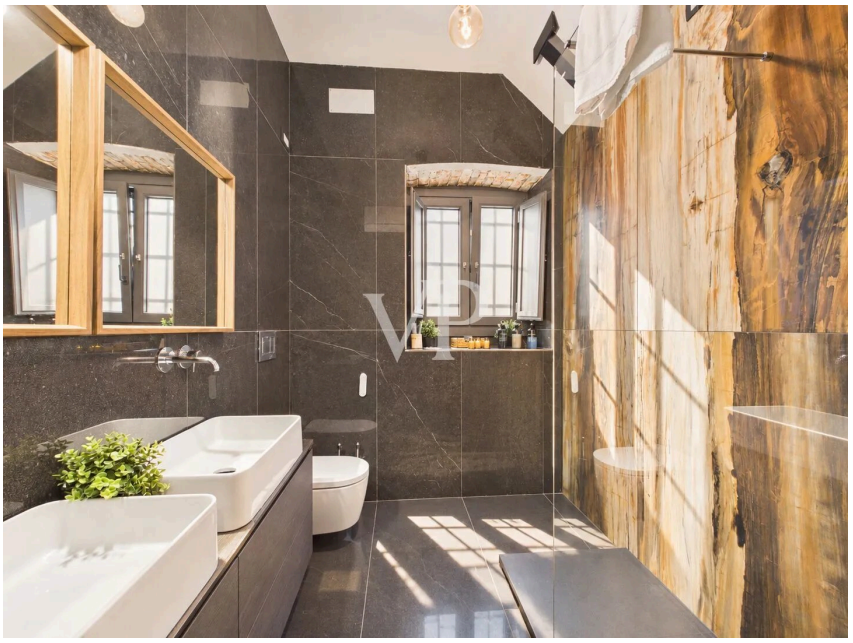
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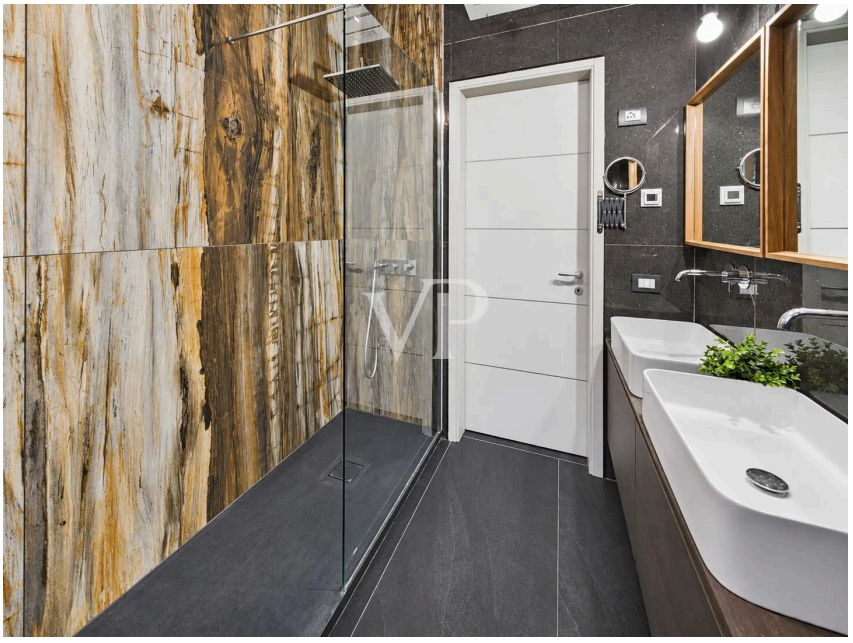




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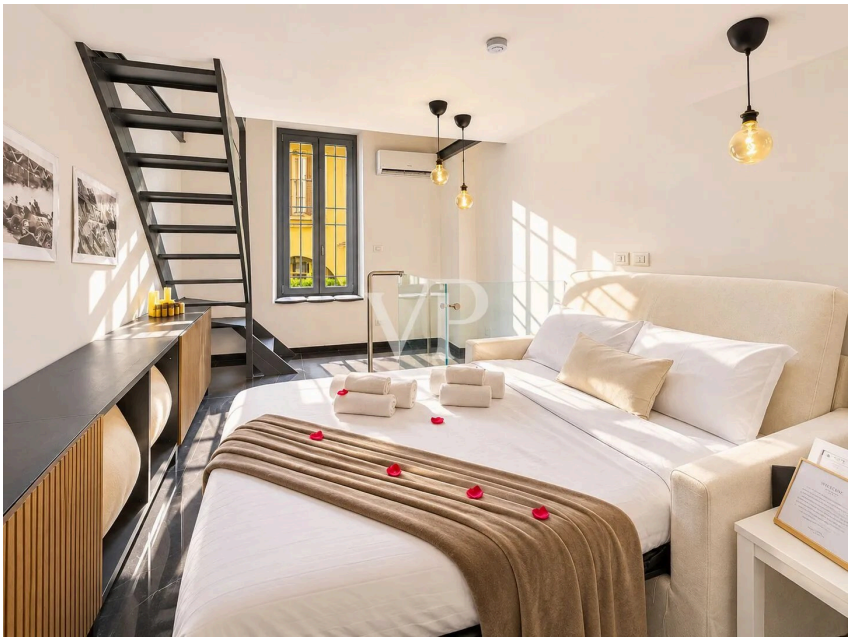




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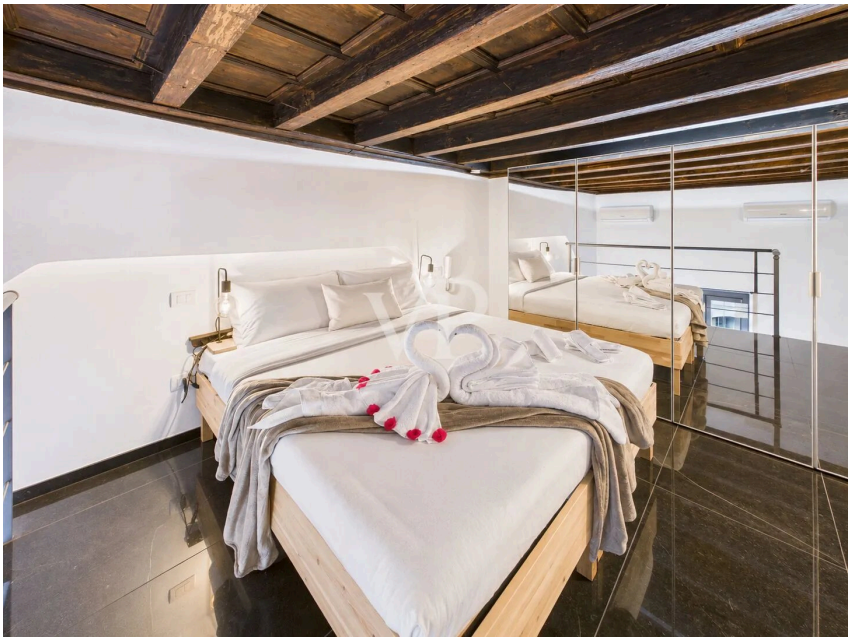
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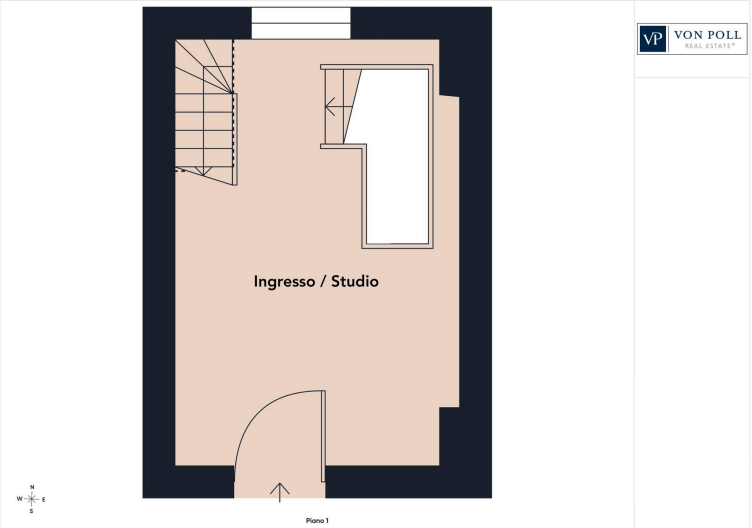
The property





Property ID: IT252942072 - 20121 Milano – Brera

Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT252942072 - 20121 Milano – Brera

A first impression

In the heart of Brera, on Via Fiori Chiari, the neighborhood's old bakery is now a particularly charming residence. To reach it, start at number 2, cross the courtyard of a historic building, and enter number 4: a secluded and private inner building dating back to the 17th century, set back from the street.
According to tradition, the building once housed Brera's historic bakery. The exposed brick vaults and wooden coffered ceilings are original to the 17th century and make the rooms a direct testament to the history of the place.
Spanning the ground floor, mezzanine, and basement, the residence underwent a refined renovation in 2024 that preserved its most distinctive architectural elements while integrating them with contemporary design solutions. The result is a harmonious dialogue between historical heritage and modern living comfort.
On the ground floor, the entryway leads to a versatile space designed as both a study and a reception area, featuring a double sofa bed that can accommodate two additional guests. From here, a staircase leads to the mezzanine, where the master bedroom is located, crowned by a wooden coffered ceiling.
The basement houses the living area, featuring a living room and a fully equipped kitchen beneath the splendid exposed brick vaults, as well as a marble-finished bathroom with a walk-in shower.
The walls are adorned with frescoes painted in 2000 by a talented student from the Brera Academy of Fine Arts, which evoke the neighborhood's artistic tradition. The property features a dual entrance, enhancing its functionality and versatility.
The south-facing windows ensure ample natural light.
The right of way governing access guarantees the residence the peace and privacy of a secluded home, even on one of Brera's liveliest streets. The renovation introduced features designed for a high level of comfort: electric underfloor heating, an induction cooktop, air conditioning, and triple-glazed windows, which contribute to sound insulation even in such a central and lively location.
The property is currently operated as a lodging facility and generates an attractive annual net income.
This opportunity combines the prestige of one of Milan's most recognizable addresses with the option to continue an established business or to use the property as a residence.

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Details of amenities

17th-century wooden coffered ceilings
Frescoes painted in 2000 by a student at the Brera Academy of Fine Arts
Matte Missoni marble flooring
Polished Missoni marble walls with a satin finish
Independent underfloor heating on each level, with electric heating mats
Electric fireplace in the living area
Fiber-optic cabling, with provisions for 20 internet connections
Bathroom fixtures with integrated electronic bidet
Air conditioning system
2-meter-high crawl space that provides 24/7 ventilation

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All about the location

Via Fiori Chiari is one of the most distinctive streets in Brera, the art district par excellence, where art galleries, studios, antique dealers, and historic shops coexist with boutiques and Milanese restaurants. Just a short walk away is the Palazzo, home to the Pinacoteca, the Academy of Fine Arts, the Braidense Library, and the Botanical Garden. A short walk takes you to La Scala, the fashion district (Quadrilatero della moda), and Piazza Duomo, as well as the Sforza Castle and Sempione Park—the largest park in the city center—where you can relax and enjoy outdoor sports.
The Lanza (M2) and Montenapoleone (M3) metro stations are a 7-minute walk away, and Moscova (M2) is 9 minutes away.
A residence with a strong personality, for those who wish to live in—or invest in—Milan's historic center, in a setting rich in history, architectural character, and contemporary comfort.

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Contact partner

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