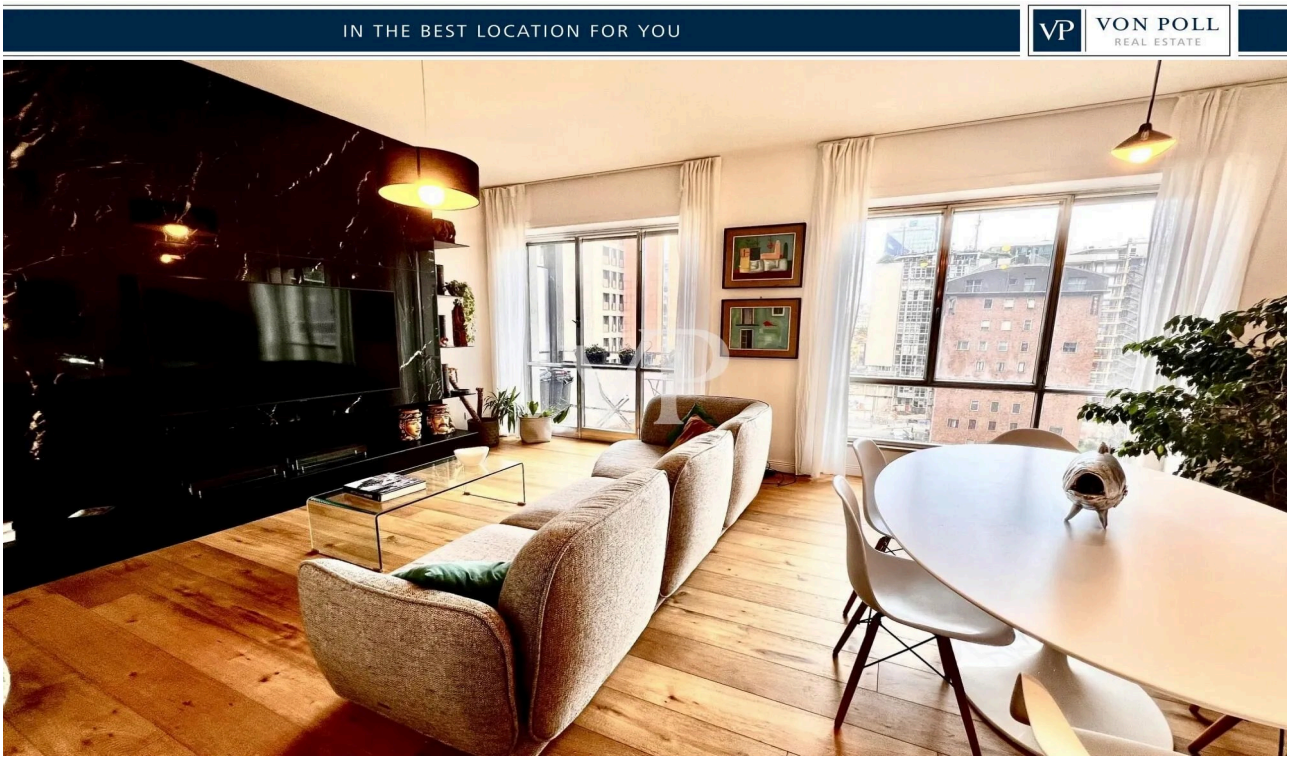
Milano – Melchiorre Gioia

Prestigious three-room apartment on the 7th floor with two bathrooms and balconies

Property ID: IT262943150



PURCHASE PRICE: 1.260.000 EUR • LIVING SPACE: ca. 128 m^2 • ROOMS: 3

Property ID: IT262943150 - 20124 Milano – Melchiorre Gioia

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At a glance

Property ID	IT262943150
Living Space	ca. 128 m²
Floor	7
Rooms	3
Bedrooms	3
Bathrooms	2
Year of construction	1960

Purchase Price	1.260.000 EUR
Type	Apartment
Total Space	ca. 143 m²
Condition of property	Modernised
Usable Space	ca. 138 m²
Equipment	Balcony

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Energy Data

Type of heating	Central heating
Energy certificate valid until	13.12.2032
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	128.9 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1960

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The property





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The property





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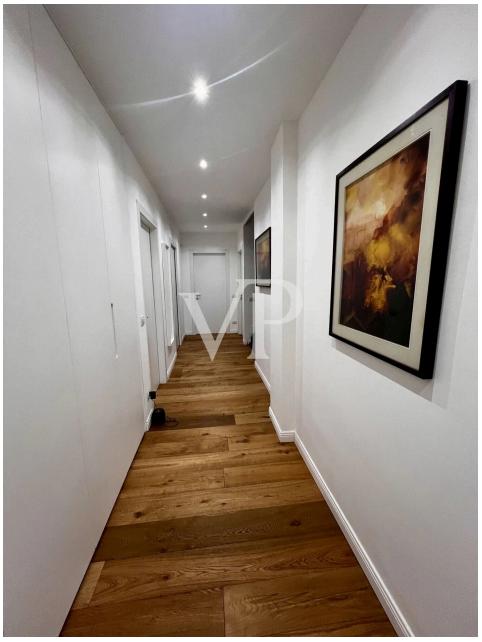
The property





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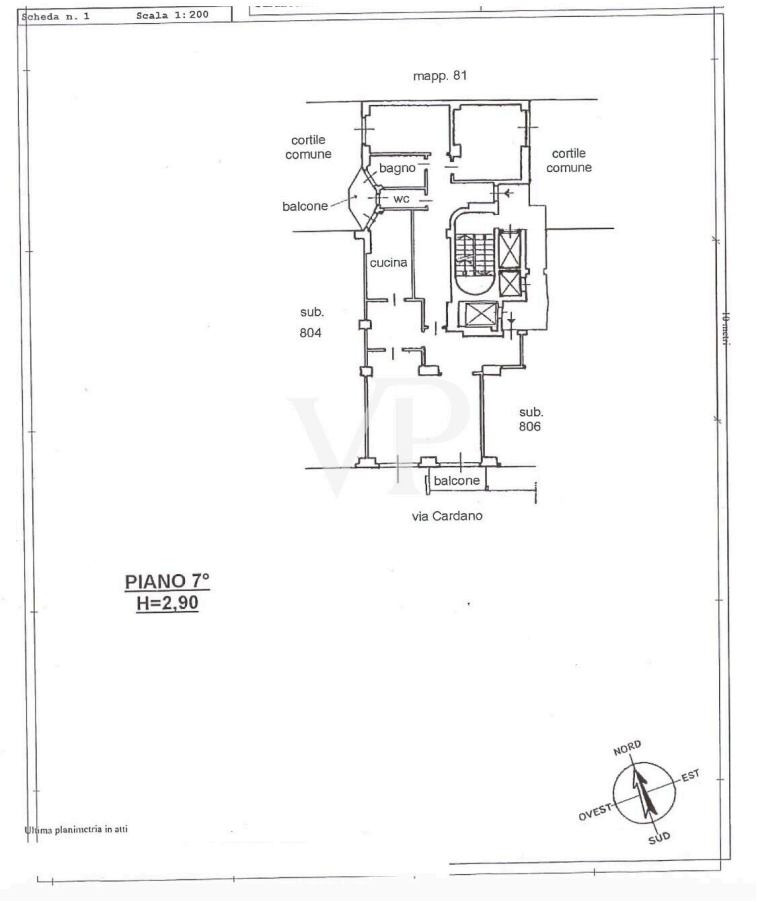
The property

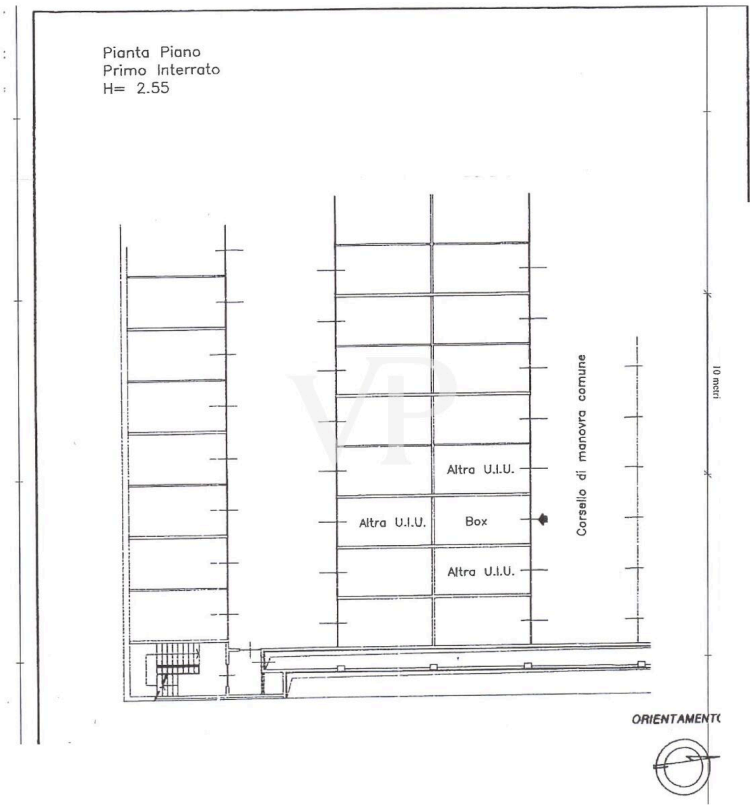


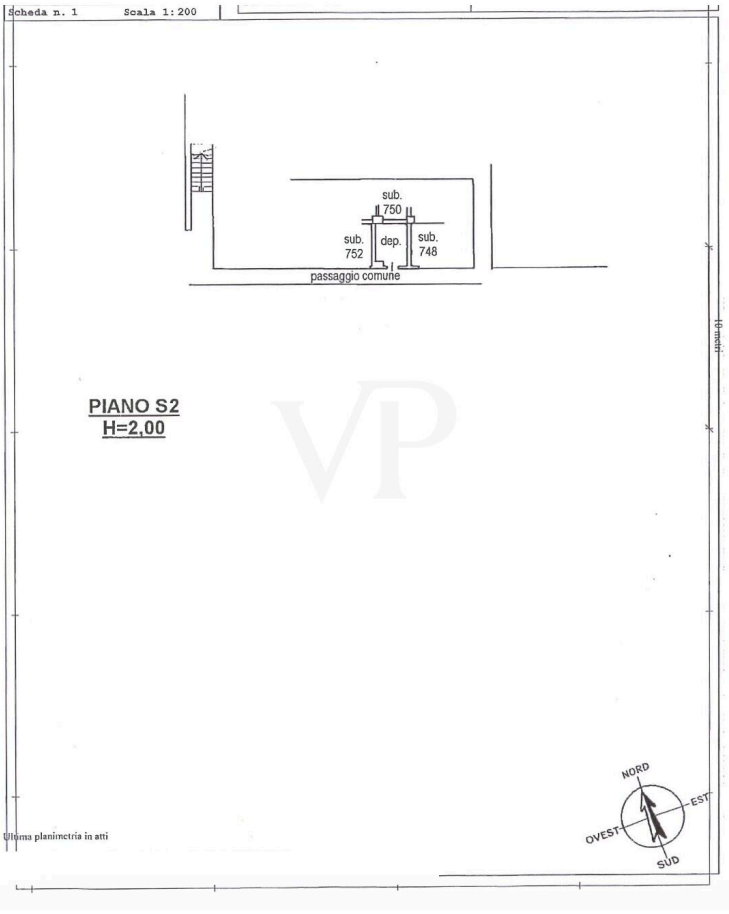


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Floor plans




Pianta Piano
Primo Interrato
H= 2.55
Altra U.I.U.
Altra U.I.U.
Box
Altra U.I.U.
Corsello di manovra comune
10 mt
ORIENTAMENTO



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.

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A first impression

Modernity and Elegance in the Heart of Porta Nuova:
Exclusive Three-Room Apartment on the 7th Floor

In the heart of contemporary Milan, just a short walk from the iconic BAM (Biblioteca degli Alberi) park and nestled within the spectacular Porta Nuova skyline, we are offering for sale a residence of unmistakable style and refined balance.
Located on the seventh floor of an elegant apartment building on Via Gerolamo Cardano, the apartment has undergone a high-end, complete renovation designed to offer the utmost in comfort, functionality, and design.

Property Highlights
Breathtaking Views: The spacious living area opens onto a private balcony offering a direct and striking view of the Porta Nuova skyscrapers.
Design & Comfort: High-end finishes, an elegantly equipped kitchen that flows seamlessly into the living room, and designer bathrooms featuring a freestanding bathtub and walk-in shower.
State-of-the-Art Climate Control: Centralized heating and cooling via radiant panels for maximum comfort in every season.
Exceptional Amenities: A stately building equipped with two elevators, a freight elevator, and a concierge service available all day long.
Technical Specifications and Details

Interior Description
The entrance opens onto a welcoming foyer leading to the magnificent, light-filled living area. This space, the true heart of the home, blends harmoniously with an elegantly equipped open kitchen and boasts direct access to the balcony.
The sleeping area, designed to ensure maximum privacy, features the master bedroom and two other spacious bedrooms—perfect for family, guests, or as a home office. The two bathrooms, masterpieces of modern design, offer a living experience comparable to that of a private spa.

A Unique and Well-Connected Location
Living on Via Cardano means embracing Milan's most dynamic and sophisticated lifestyle. Piazza Gae Aulenti, the Isola (a historic and trendy neighborhood brimming with bars and boutiques), and the green spaces of the BAM are all just a few minutes' walk away.
Public transportation connections are exceptional: access to the main subway lines is just a few meters away:
MM2 (Green) – Gioia Station (right outside the building)
MM3 (Yellow) and MM5 (Lilac) are just a short walk away.

A wonderful property in Milan’s most futuristic and sought-after neighborhood.

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Details of amenities

Living area: approx. 143 square meters
Layout: Spacious living room with open kitchen, 3 bedrooms
Bathrooms: 2 (with premium finishes, bathtub, and walk-in shower)
Floor: 7th floor (of 12) with dual exposure
Energy Efficiency Class F (Index: 128.9 kWh/m²a)
Condominium fees: approx. €6,000.00/year
Included amenities: cellar included; private garage available upon separate request

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All about the location

A Unique and Well-Connected Location
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MM3 (Yellow) and MM5 (Lilac) are just a short walk away.

Property ID: IT262943150 - 20124 Milano – Melchiorre Gioia

Contact partner

For further information, please contact your contact person:

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