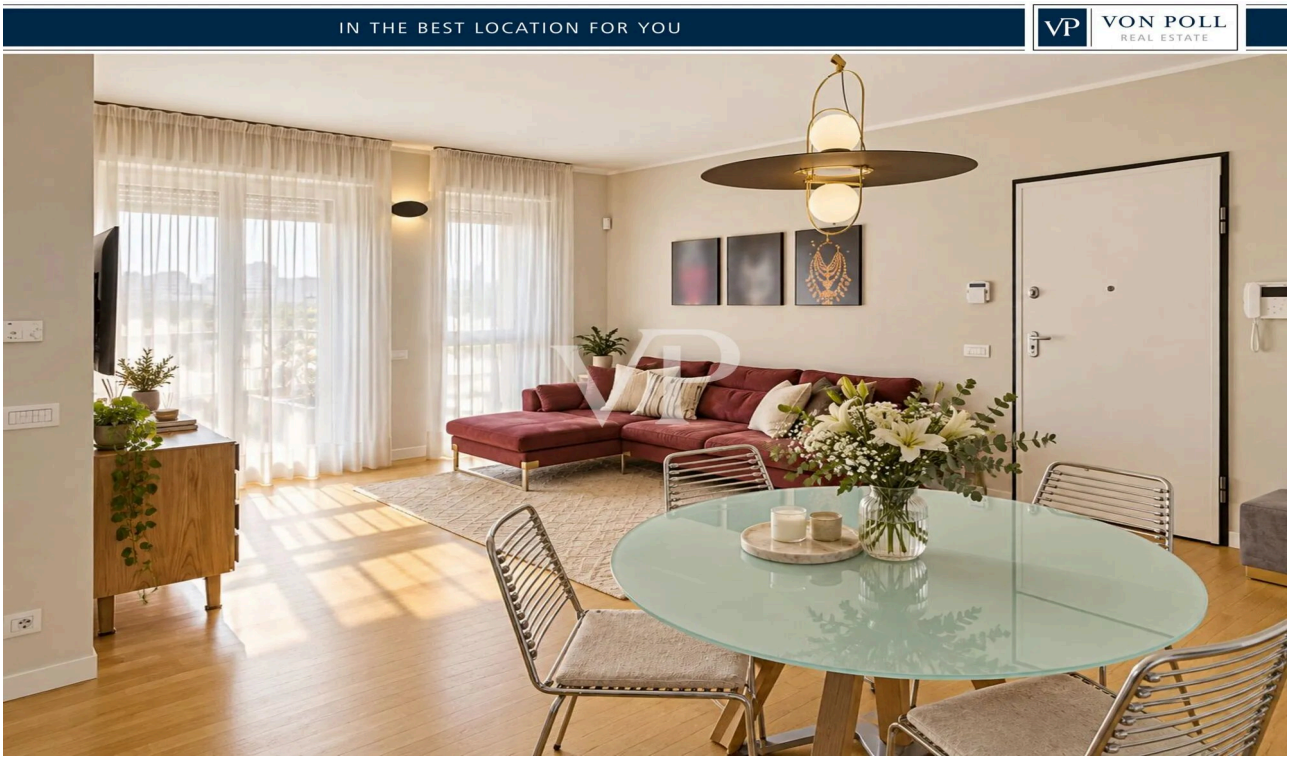
Milano – Ripamonti

Renovated three-room apartment, upper floor, two terraces, and garage

Property ID: IT262943247



RENT PRICE: 2.500 EUR • LIVING SPACE: ca. 95 m^2 • ROOMS: 3

Property ID: IT262943247 - 20121 Milano – Ripamonti

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
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Property ID: IT262943247 - 20121 Milano – Ripamonti

At a glance

Property ID	IT262943247
Living Space	ca. 95 m²
Floor	9
Rooms	3
Bedrooms	2
Bathrooms	2

Rent price	2.500 EUR
Type	Apartment
Total Space	ca. 106 m²
Condition of property	Modernised
Equipment	Terrace, Balcony

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Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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The property





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The property





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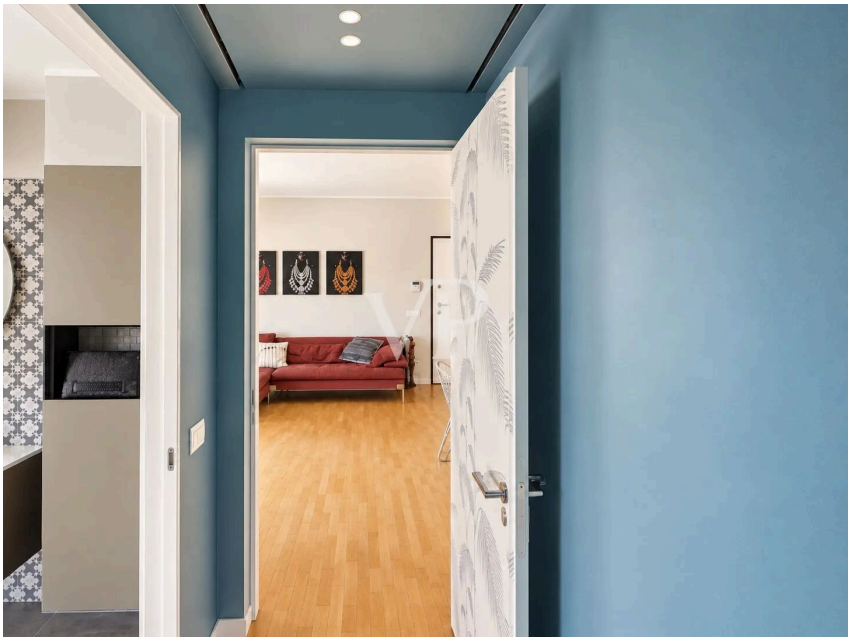
The property





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The property





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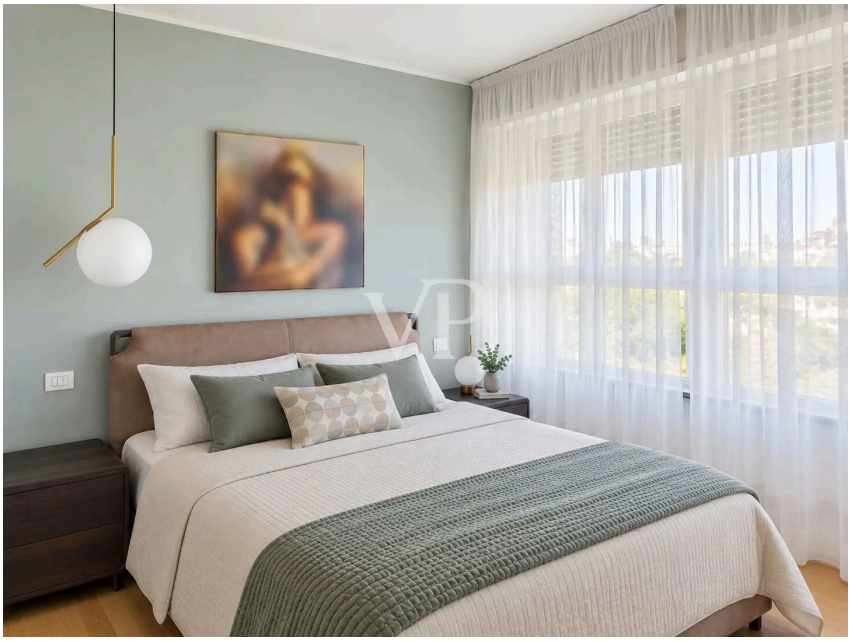
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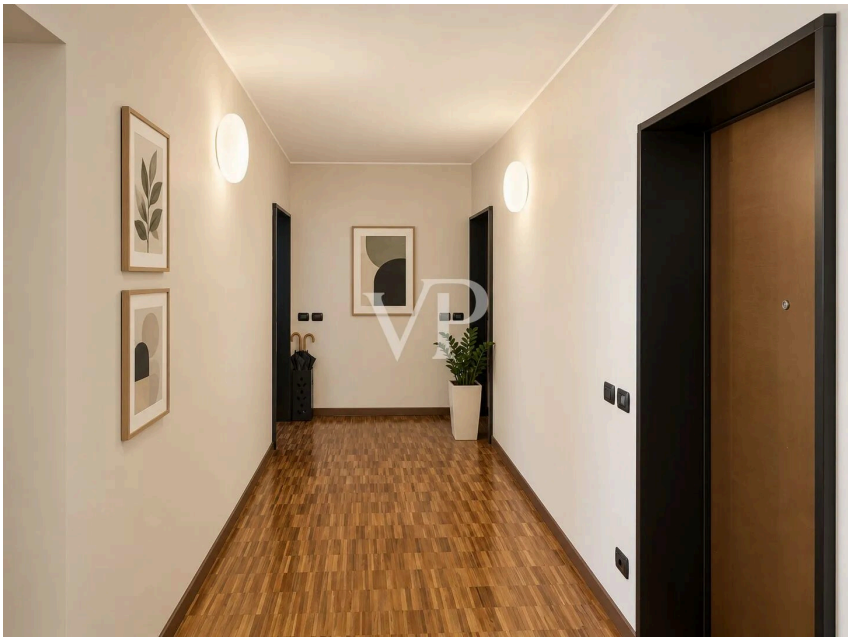
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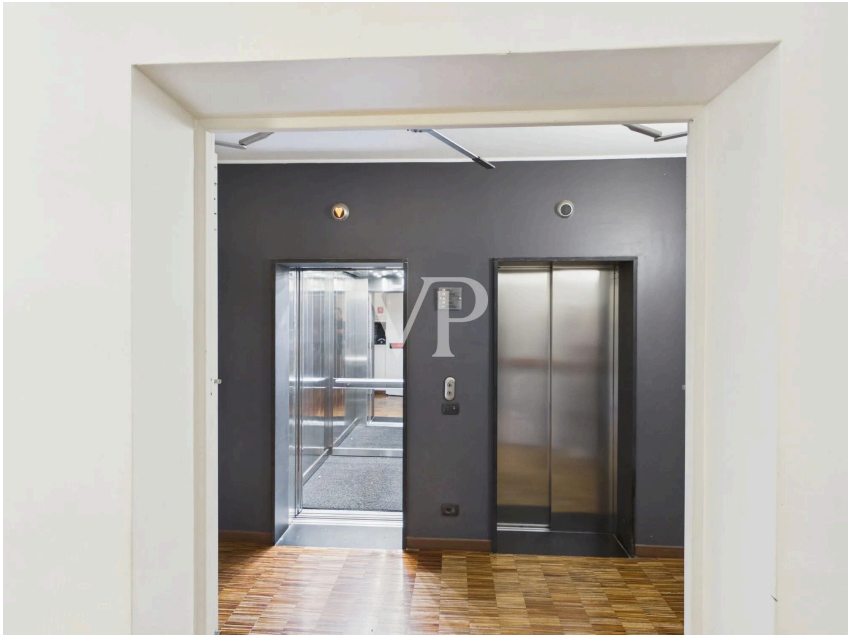




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The property





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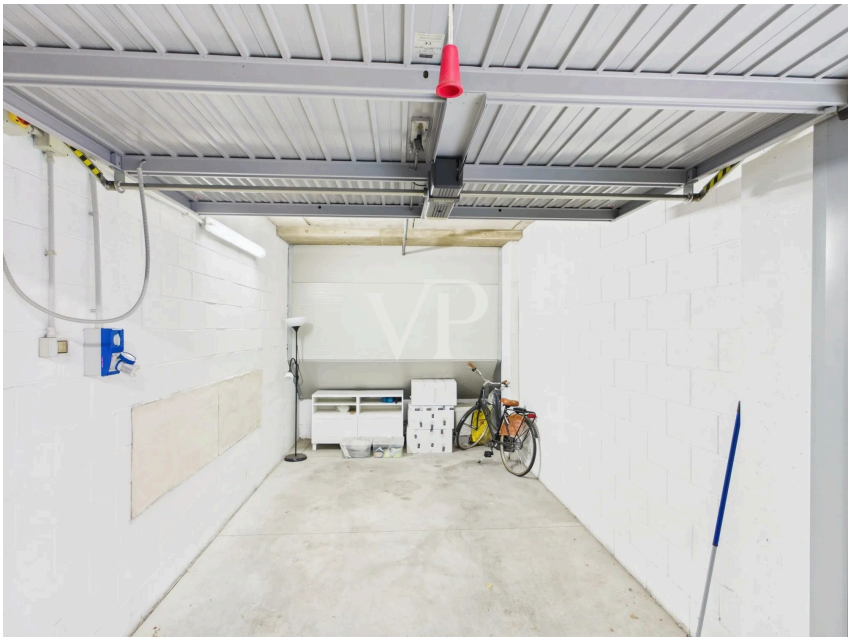




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The property

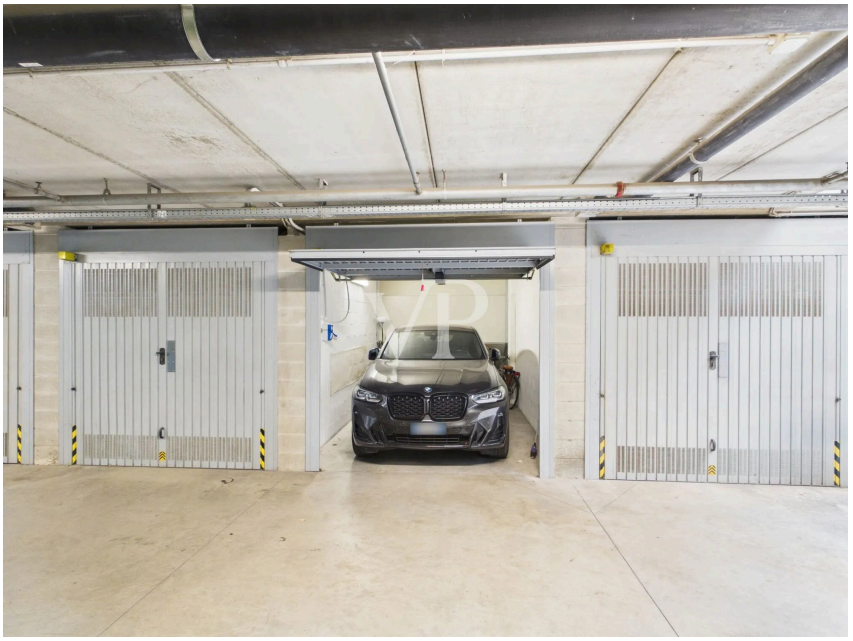




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The property





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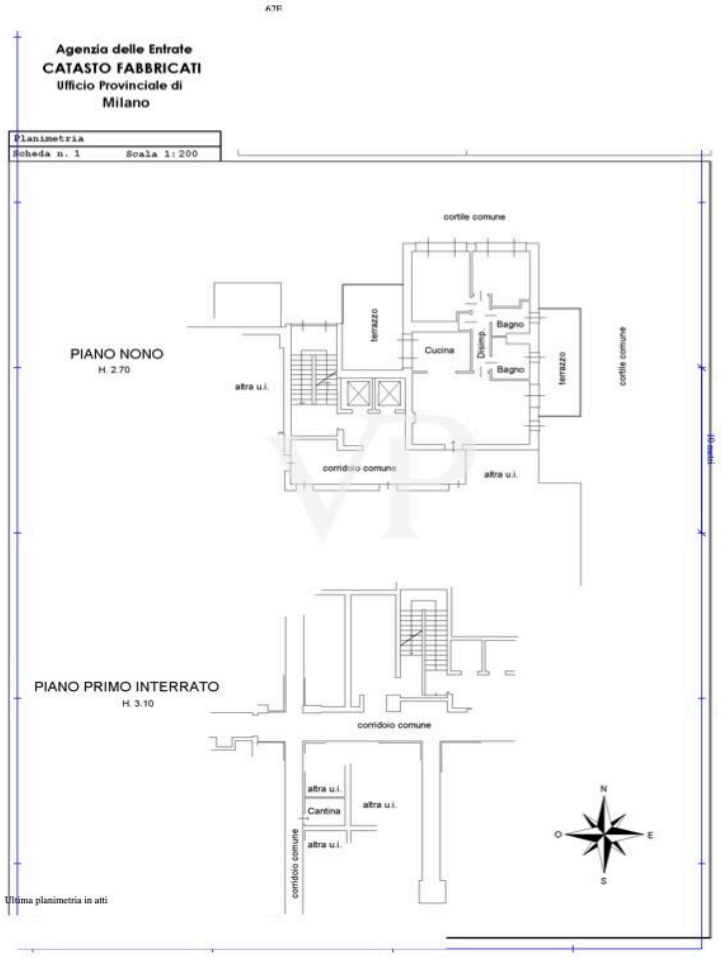
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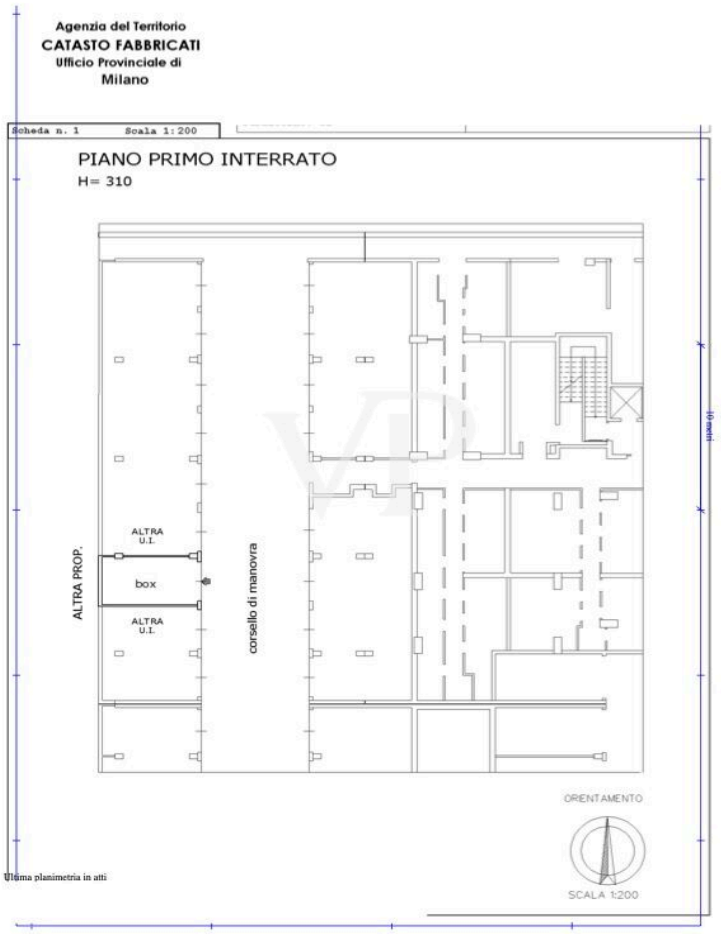




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Floor plans







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.

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A first impression

MILAN – VIA SPADOLINI | ELEGANT, FURNISHED THREE-BEDROOM APARTMENT WITH TWO TERRACES AND A GARAGE

Von Poll Real Estate exclusively offers for rent a spacious three-room apartment of approximately 100 square meters, located in one of the most sought-after residential areas of southern Milan, within a recently renovated, quiet, and well-served complex. The property is being leased fully furnished with high-quality furniture and is available immediately.

The apartment is located on the ninth floor and features dual exposure, ensuring excellent natural light throughout the day and pleasant natural ventilation.

The entryway leads to the living area, consisting of a bright living room and an open-concept kitchen. The living room offers direct access to two furnished terraces, which serve as a pleasant extension of the interior spaces and are ideal for outdoor lunches and dinners or for relaxing.

The sleeping area, which is well separated, includes two bedrooms and two bathrooms, both with windows.

The property also includes a private basement storage unit and a garage.

The property is in good condition and features double-glazed wooden windows, hardwood floors throughout the house, and a central heating and cooling system—features that contribute to a high level of living comfort.

FINANCIAL AND CONTRACTUAL TERMS:

Monthly rent: €2,500.00
Monthly condominium fees: €500.00
Total monthly amount: €3,000.00

UTILITY COSTS for electricity, gas, TARI (solid waste tax), and any Internet connection ARE EXCLUDED from the amount indicated and are entirely the responsibility of the tenant, including any transfer and activation fees.

The property owner expressly requires compliance with the following mandatory conditions for the conclusion of the lease agreement:

- Minimum required stay: 12 months.

- Security deposit: €7,500.00, corresponding to three months' rent, excluding condominium fees (€2,500.00 × 3).
- A mandatory bank or insurance guarantee, with a total coverage limit of €35,000.00, broken down as follows:
a) €30,000.00 to cover 12 months' rent.
b) €5,000.00 to cover any damage to the furnishings in the apartment.
- Advance payment of rent on a monthly basis.
- Required proof of income: prospective tenants will be asked to provide appropriate documentation proving their income and financial solvency.

All of the above conditions are strictly required by the property owner and constitute essential requirements for signing the lease agreement.

THE NEIGHBORHOOD:
Via Spadolini is located in the southern part of Milan, in a modern and rapidly growing residential area that is well-connected to the city center and major amenities. The area is characterized by recently built residential complexes, ample green spaces, bike paths, and pedestrian zones, making it particularly popular with families and professionals.

Nearby you'll find supermarkets, schools, gyms, and neighborhood amenities, as well as Vettabbia Park and the Prada Foundation. The area is well-served by surface public transportation and offers quick access to the city's main thoroughfares, making travel to the city center and the surrounding suburbs quick and easy.

For more information or to schedule a viewing, please do not hesitate to contact us, subject to verification of compliance with the financial and contractual conditions required by the property owner.

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Details of amenities

- Two livable, furnished terraces
- Alarm system
- Independent heating: with a heating and cooling ventilation system
- Built-in closets, both in the living room and in the hallway
- Induction cooktop
- Ducted air conditioning
- Electric roller shutters
- Alarm system
- Electric car charging station inside the garage

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All about the location

Via Giovanni Spadolini 11/A, Milan
The Via Spadolini neighborhood is located in the southern part of Milan, in a modern and rapidly growing residential area that is well-connected to the city center and major amenities. The area features new residential complexes, spacious green spaces, bike paths, and pedestrian zones, making it particularly popular with families and professionals.

Nearby are supermarkets, schools, gyms, and neighborhood amenities, as well as Vettabbia Park and the Prada Foundation. The area is well-served by surface public transportation and offers quick access to the city's main thoroughfares, making trips to the city center and the surrounding suburbs quick and easy.

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Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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