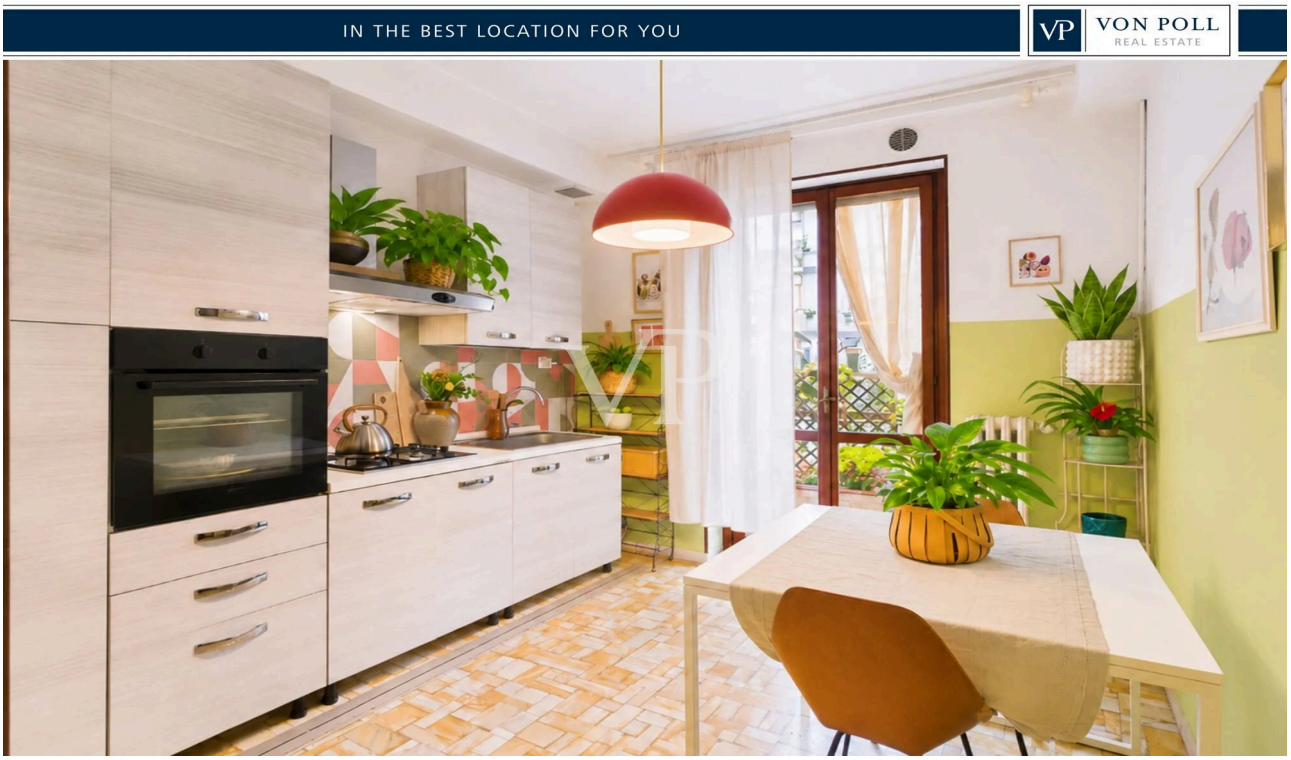
Milano – Greco - Segnano

Spacious three-room apartment with balcony and basement storage—available immediately

Property ID: IT262943435



PURCHASE PRICE: 399.000 EUR • LIVING SPACE: ca. 109 m^2 • ROOMS: 3

Property ID: IT262943435 - 20125 Milano – Greco - Segnano

- At a glance
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- Floor plans
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Property ID: IT262943435 - 20125 Milano – Greco - Segnano

At a glance

Property ID	IT262943435
Living Space	ca. 109 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1970

Purchase Price	399.000 EUR
Type	Apartment
Total Space	ca. 115 m²
Condition of property	Well-maintained
Equipment	Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Light natural gas
Energy certificate valid until	03.03.2025

Energy Certificate	Energy demand certificate
Final Energy Demand	136.99 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1970

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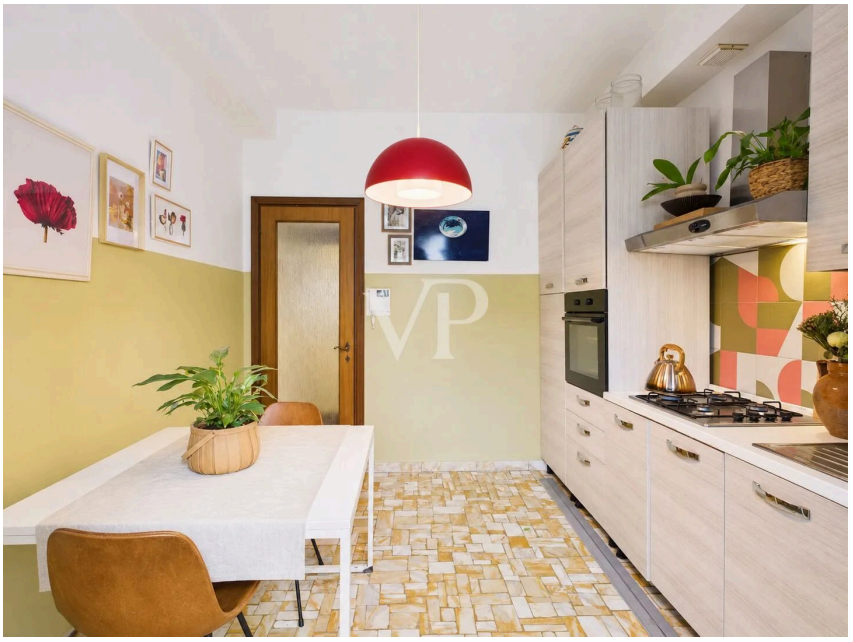
The property





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The property





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The property

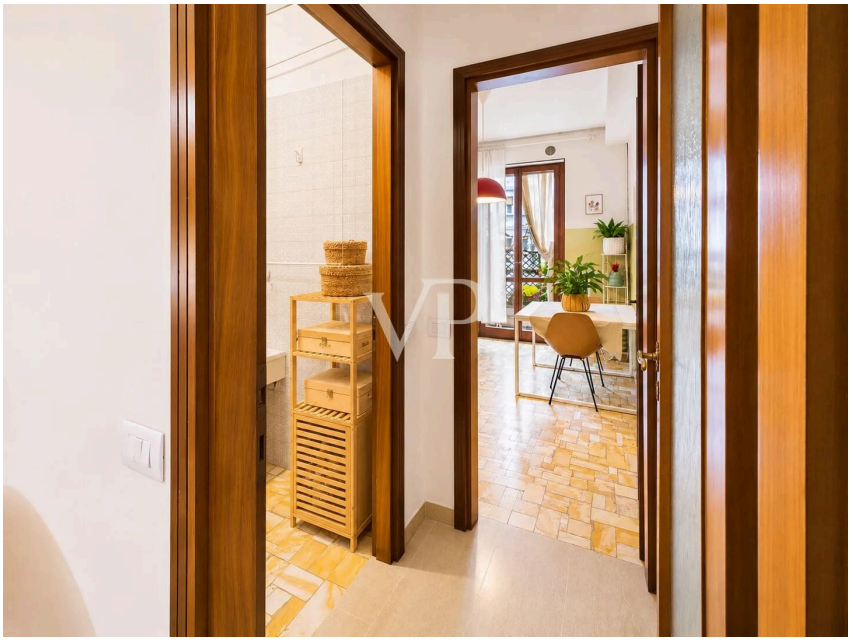




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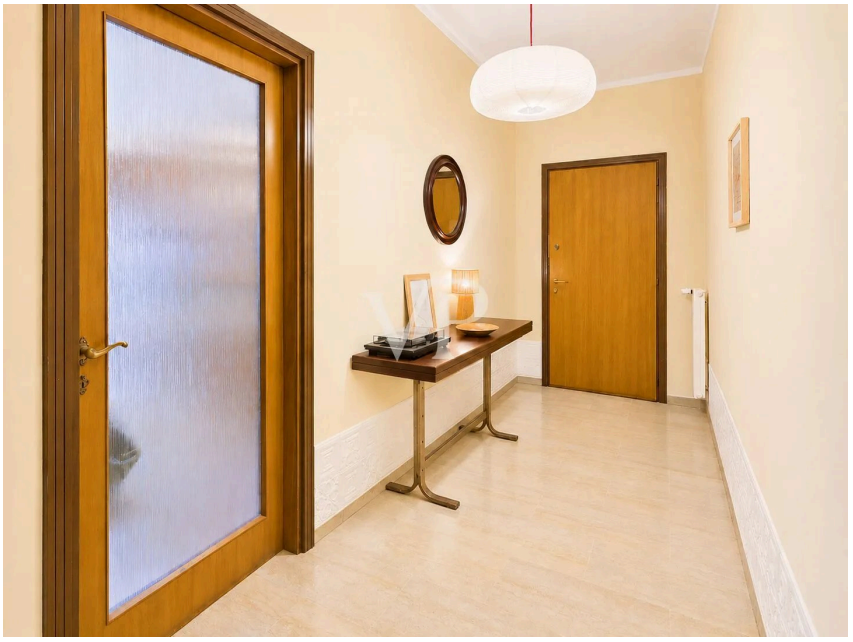
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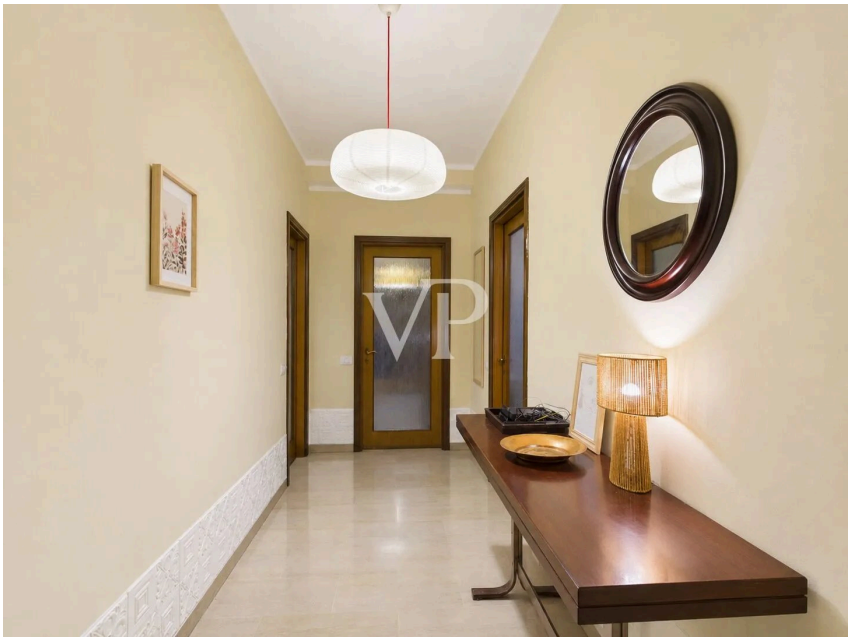




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The property





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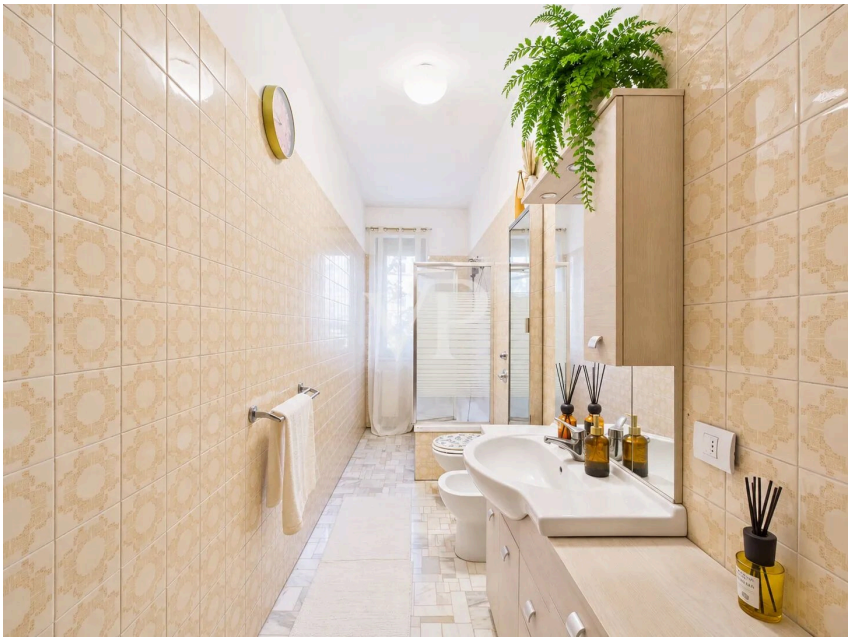




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The property





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The property





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The property





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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.

Property ID: IT262943435 - 20125 Milano – Greco - Segnano

A first impression

Located in an elegant, stately building from the 1970s—equipped with an elevator and a half-day concierge service—VON POLL REAL ESTATE is offering for sale a bright and spacious three-room apartment on the second floor, which was partially renovated in 2018.

The apartment stands out for its practical layout, the generous size of its rooms, and its dual exposure, which ensures pleasant natural light throughout the day.

The entrance opens onto a hallway that functionally connects the various rooms of the apartment. The living area includes a spacious living room, separated from the eat-in kitchen, which has direct access to the balcony overlooking the inner courtyard.

Adjacent to the kitchen is a practical laundry room, a separate space that could also be converted into a second guest bathroom, subject to technical and zoning approval.

Continuing down the hallway leads to the sleeping area, consisting of two spacious double bedrooms, a bathroom with a window, bathtub, and shower, and a convenient storage closet.

The property is in good condition and retains notable features, such as high ceilings, marble floors in the living area, and hardwood floors in the bedrooms.

The property also includes a spacious cellar located on the first basement level.

The property is vacant and immediately available.

An additional advantage is the opportunity to benefit from tax incentives for renovation work, with deductions of up to 50% of eligible expenses in 2026, provided that the legal requirements for a primary residence are met. This is an opportunity to renovate and enhance the property while taking advantage of a significant tax benefit.

For more information or to schedule a viewing, please don’t hesitate to contact us!

Property ID: IT262943435 - 20125 Milano – Greco - Segnano

Details of amenities

- Brand-new electrical system (2018)
- Video intercom
- Central heating and hot water
- Elevator
- Half-day concierge service
- Laundry room
- Storage closet
- Private basement storage unit
- Pre-wiring for air conditioning

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All about the location

52 Via Emilio De Marchi, located in a strategic and well-connected area:
public transportation is nearby (buses 43, 81, 87, MM3 Sondrio, FS Centrale, and Greco Pirelli—the rail link), as well as supermarkets, pharmacies, the post office, the “Emilio de Marchi” municipal swimming pool, schools of all levels (from the preschool on Via Zuretti to the Quasimodo middle school), and, of course, Bicocca University and the Teatro degli Arcimboldi, just a few minutes away. The Martesana Park and the Naviglio canal offer daily opportunities for walks and relaxation in nature, just a stone’s throw from home.

Property ID: IT262943435 - 20125 Milano – Greco - Segnano

Contact partner

For further information, please contact your contact person:

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