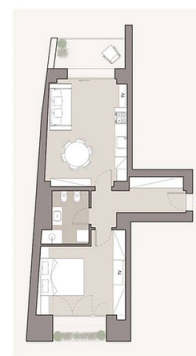


# Via Luigi Canonica

Rif: T2231



Information	
Price	€ 450.000
Square footage	55 sqm
Year of construction	2023
Floor	1
Maintenance	New
Rooms	1
Kitchen	Open kitchen
Bathrooms	1
Box	Not included
Heating system	Independent
Condominium fees	To be defined
Energy rating	A+ - IPE 175 kWh/sqma



## Via Luigi Canonica – Arco della Pace.

At the gates of the Sempione Park in Milan, the new residential project is being built, in the street dedicated to the architect and urban planner Luigi Canonica. The project aims to rework the existing building, seeking a balanced insertion in the choice of materials and colors with respect to the urban context surrounding. The protagonist of the facade is the red brick, a timeless element of architecture and design, also present in the Milanese architectural style, as can also be found in the nearby Triennale and at the MUBA. A residence characterized by architecture, interior design and a location with a strong Milanese flavour, with a contemporary mood and a refined and elegant style, it offers everything you need to live in complete comfort and without worries. From the private car park to the concierge, each service is designed to meet your every need and offer you a quality of life characterized by pure comfort. The residence is located in Via Luigi Canonica, near the Arco della Pace and at the gates of Sempione Park, an area rich in history, art and culture. In addition to benefiting from the proximity to the famous park, in this location there is an engaging and lively atmosphere, thanks to the numerous cafés, clubs and restaurants. The area is well connected by public transport: Buses 43 and 57 at 1 minute walk, Trams 1 and 10 at 5 minutes on foot, Trams 12 and 14 at 7 minutes on foot and M2 Moscova at 11 minutes on foot. It should be noted that the floor plan and renderings below are published for illustrative purposes only and therefore do not constitute a contractual element. Availability of two-room apartments from 55 sqm to 79 sqm on the first and second floor, composed of entrance to living area with open kitchen, bedroom, bathroom with window, balcony. Possibility of cellar and purchase of garage within the context. Independent heating and cooling. Alarm system, armored door. Parquet floors, porcelain stoneware bathrooms. Communal gardens. Full day concierge. Elevator. Prices starting from €450,000.00. Possibility to purchase furniture with discounts. Energy rating A+ – 175 /sqma. In collaboration with Milano Casa. For information tel. 024984412 Monti32 Immobili

**monti32**  
I M M O B I L I

Via Piero Capponi 3 (MM Pagano) 20145 Milano  
www.monti32.it info@monti32.it +39 02 4984412