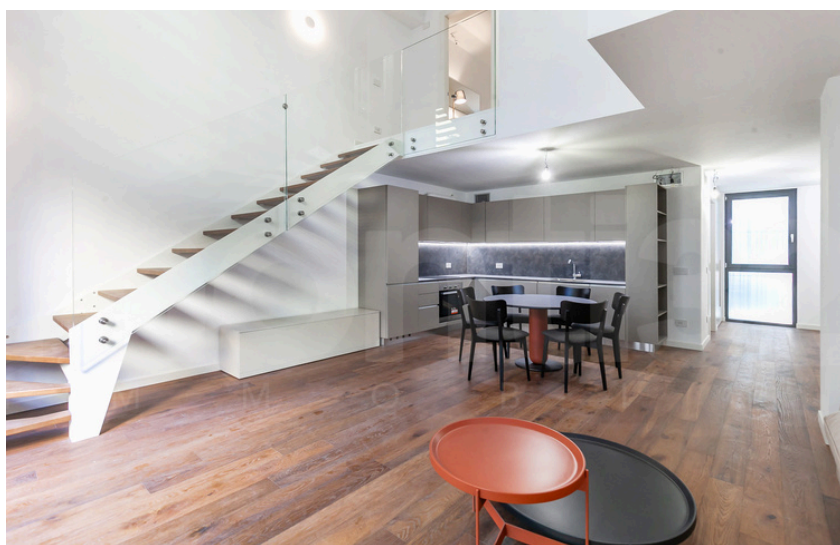
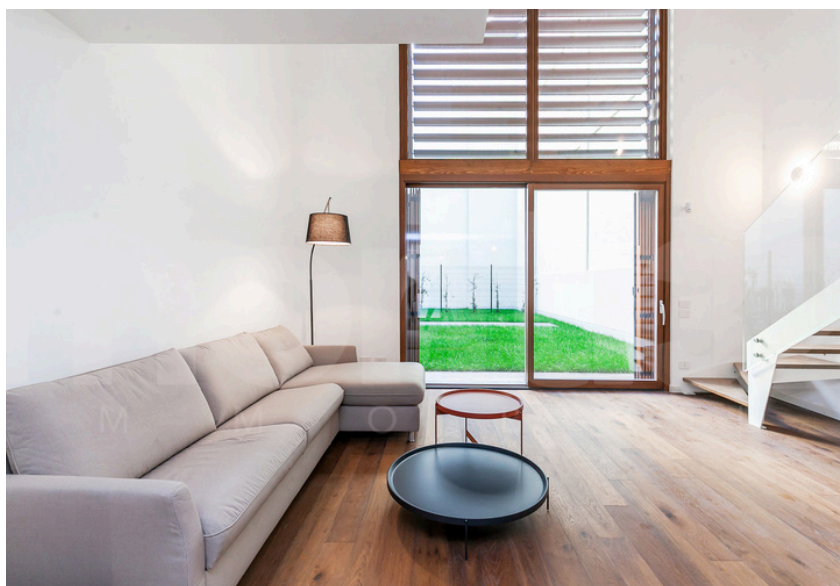
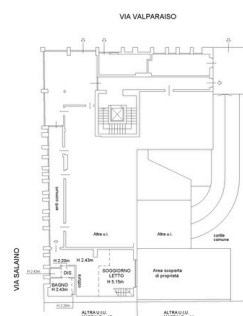


# Via Valparaiso

Rif: T3289



Information	
Price	€ 985.000
Square footage	140 sqm
Year of construction	2023
Floor	T + 1
Maintenance	New
Rooms	2
Kitchen	Open
Bathrooms	2
Box	Not Included
Heating system	Indipendent
Condominium fees	€ 3.300
Energy rating	A3 – 37,68 kWh/sqma



PIANO TERRA



PIANO PRIMO

## LOFT ON TWO LEVELS WITH PRIVATE GARDEN - NEW CONSTRUCTION, FULLY FURNISHED\*\*

In the beating heart of Milan, a few steps from the green Solari Park, we offer for sale, in co-exclusive, an extraordinary loft of 140 sqm commercial, located in **Via Valparaiso 7\*\***, a brand new residential complex (2023), energy class A3, with full-day concierge service. **Via Valparaiso 7\*\*** is an innovative architectural project, built with care and attention to detail. Every choice, from cutting-edge technical solutions to the highest level of finishes, reflects a concept of modern and sustainable living. This exclusive double-exposure loft is on two levels. On the ground floor, the security door opens to a large and bright open-plan living area, which combines kitchen, dining and living areas into a single cozy and design environment. The floor also includes an elegant windowed bathroom and a practical hallway with custom cabinets. The real jewel are the large windows with access to the large private indoor garden, a green oasis to be customized thanks to the water and electrical connections already in place. A perfect place to enjoy moments of relaxation in the open air, in total privacy, bringing the charm of nature directly into the city. A design staircase leads to the upper floor, where the sleeping area is located, consisting of a spacious master bedroom, a second bedroom and a second bathroom. The loft is delivered completely whitewashed and furnished with high-quality custom-made furniture signed **Pianca\*\***. The property is equipped with an advanced all-in-one mechanical ventilation system, which not only provides air exchange and heat recovery, but also ensures year-round air conditioning. To complete the technological equipment we have a burglar alarm system, a video surveillance system and heating with energy consumption metering that can be managed from smartphones. The property is complemented by a cellar and there is the possibility of purchasing a garage equipped with electric shutter and charging column for electric cars at a cost of € 80,000.

Connections: € 6,000 + VAT 22%.

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

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