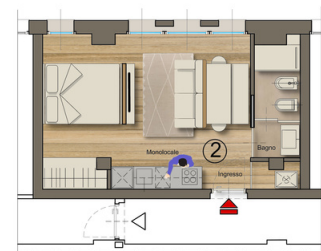


# Via Newton

Rif: T143



Information	
Price	€ 220.000,00
Square footage	35 sqm
Year of construction	1960
Floor	Ground
Maintenance	New
Rooms	1
Kitchen	open
Bathrooms	1
Box	None
Heating system	Independent
Condominium fees	€ 600
Energy rating	A3 – 100 kWh/sqma



APP. 2 - PIANO RIALZATO  
Superficie Appartamento mq. 32,00

Via Newton – San Siro. In a well-positioned and served residential area, bright 35sqm studio apartment completely renovated with fine finishes, ready to be inhabited. A corner of elegance and functionality, perfect as a home for a single person but also an unmissable investment opportunity.

#### Characteristics:

- Modern Design: 20x200 oak plank flooring and refined details that create a welcoming atmosphere.
- Luxury Bathroom: FLORIM large-slab stoneware coverings, BREM matt white radiators, MEGIUS satin aluminum shower cubicle and GALASSIA sanitary ware with matt white finish.
- Security and Comfort: video intercom, armored door and alarm system for your peace of mind.
- Advanced Technology: Predisposition for fiber connection, B-TICINO MATIX-GO series electrical system and custom-made matt lacquered internal doors.

#### Energy Efficiency and Sustainability:

Heating and cooling are autonomous, thanks to a MITSUBISHI heat pump, which guarantees optimal comfort in every season. Furthermore, the photovoltaic system present in the building and an energy class A which ensure low management costs. Centralized satellite antenna and domestic hot water system with autoclave.

#### Ideal Location:

Located near the MM Lilla Segesta, a few steps from the San Siro Stadium and the Terme de Montel, the largest urban thermal park in Italy soon to open in April 2025, with convenient access to the ring road and the motorway. The area is full of services, making daily life comfortable and pleasant.

Don't miss the opportunity to invest in a property that combines elegance, functionality and sustainability. Price € 220,000.00. Possibility of purchasing furniture. Energy rating A3-100 kWh/sqma.

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

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