VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

# Area Premuda/ Piazza Tricolore




**FEATURES:**

| | |
|---|---|
| Property type | **Residential** |
| Brokerage | **Rent** |
| Surface (sqm) | **200** |
| N. local | **5** |
| Bedrooms | **3** |
| Bathrooms | **3** |
| Energy rating | **not avaible** |
| Floor | **4-5** |
| Garden | **common** |
| Balcony/Terrace | **yes** |
| Box | **parking space** |

**DESCRIPTION:**

Area Premuda/ Piazza Tricolore. In a stately building, with elegant common areas and a full-day concierge service, a large attic arranged on two levels on floors 4° and 5°, 200 m2. Generous spaces, well-groomed finishes and pleasant articulation of rooms. **Very bright.** Floor 4° is entirely dedicated to the sleeping area, offering a functional and reserved distribution of private spaces. Large entrance hall, 3 rooms, 3 bathrooms, **walk-in closets** and storage room. The upper floor, 5° and last, houses the living area, created in a **suggestive attic with exposed beams**, where the kitchen and living room are located, **overlooking 3 terraces sunk into the roof** that give the space an exclusive and intimate character. The apartment is rented empty, without a kitchen. Self heating. Air conditioning. Annual fee € 66,000 (monthly fee € 5,500) + annual expenses € ca. 2,400 (monthly expenses € ca. 200). Possibility of having a **parking space** in the courtyard of the building. Class not disp. **Free from March 2026.** The location represents an important added value. Viale Premuda is located in a well-served and constantly developing urban context. A short distance from the stop on the new M4 Tricolore metro line, which quickly connects the city center with Milan Linate Airport. The area is also excellently connected by surface means and services.

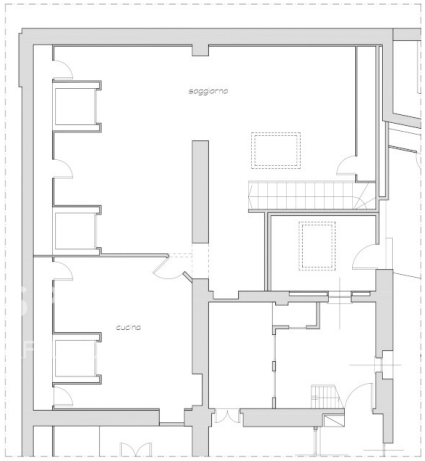
Frame the QRCODE to view the property on our website

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**PLANIMETRY 1:**




piano quarto




piano quinto