



## Area Via Ciro Menotti



### FEATURES:

Property type	Residential
Brokerage	Rent
Surface (sqm)	105
N. local	3
Bedrooms	2
Bathrooms	2
Energy rating	D
Floor	2
Balcony/Terrace	yes

### DESCRIPTION:

Area Via Ciro Menotti . In charming recently renovated Liberty building, featuring stately common areas, bright flat 2° m2 105. **Tastefully and carefully furnished by an architect.** The apartment stands out for the elegance of its rooms, embellished with **high ceilings with original stucco and double exposure**. Entrance leads to a large double hall with **balcony**, flanked by a modern kitchen perfectly integrated into the space. The sleeping area consists of a double bedroom with en suite bathroom, second bedroom, additional bathroom. Cellar. Contract 12 months. **Annual fee € 27.600** (monthly expenses € 2.300) **+ condominium fees**. Contract also to **companies with annual fee € 30,000 + annual expenses € 4,000** Energy class D. In a very central position, a short distance from the **MM1 Porta Venezia and MM4 Linea Blu metro stops**, which guarantees a quick and direct connection to Milan Linate Airport. The Porta Venezia area represents one of Milan's most vibrant and sought-after contexts, appreciated for its balance between architectural elegance, services, and quality of life. In the immediate vicinity are the Indro Montanelli Gardens, Corso Buenos Aires and a rich offer of restaurants, clubs and shops, as well as quick connections to the historic center.

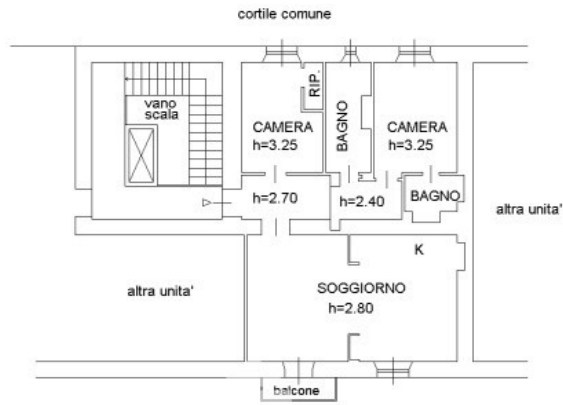


Frame the QR CODE to view the property on our website



PLANIMETRY 1:

PIANO SECONDO (P2)



PIANO PRIMO SOTTOSTRADA (S1)  
H=3.40

