



Area Montenapoleone



FEATURES:

Property type	Commercial, Office
Brokerage	Sell
Surface (sqm)	215
N. local	5
Bedrooms	4
Bathrooms	4
Energy rating	G
Floor	1
Garden	common
Balcony/Terrace	yes,2
Box	yes,2

DESCRIPTION:

Area Montenapoleone. Halfway between Brera and Montenapoleone. An exclusive office of generous square footage is for sale, inside a stately building from the '70s designed by architect Guido Canella. The silent property floor 1° m2 215, 5 rooms, multiple services, **2 boxes**. Representative entrance, large open plan, eat-in kitchen with balcony, 4 offices, 4 bathrooms, 3 storage rooms/archives. Further balcony. **Full-height windows interact with maximum visibility over a large communal garden. Double exposure.** The building has a **concierge desk at H 24/365 per year**, which guarantees maximum tranquility, a very well-kept garden, an internal courtyard where you can reach by car for loading and unloading, a video surveillance system, and 3 elevators. **No architectural barriers. Request € 3,950,000.** Possibility of purchasing **2 large boxes** in the same building. Energy class G. The office is located on Via Borgonuovo in Milan. In a central and highly prestigious setting in the heart of the city. Few steps from the Montenapoleone metro station (line M3) and the elegant Brera area. The neighborhood is full of restaurants, bars, boutiques and luxury shops and meeting places for Milan's nightlife as well as places of historical and cultural interest (Duomo, Teatro alla Scala, Pinacoteca di Brera, Sforza Castle). Also reachable with a pleasant walk are the modern Garibaldi area and the lively Corso Como, the beautiful green areas of Sempione Park and the Porta Venezia gardens. In addition to the 2-minute metro of the house, there are stops for surface vehicles (tram 1 and bus 61).



Frame the QR CODE to view the property on our website



PLANIMETRY 1:

