



Santa Maria Beltrade Area



FEATURES:

Property type	Office
Brokerage	Rent
Surface (sqm)	512
N. local	15
Bathrooms	5
Energy rating	In definition
Floor	3°
Balcony/Terrace	Yes
Box	Available

DESCRIPTION:

Santa Maria Beltrade Area. In an elegant period building in excellent condition, featuring a refined façade and stone balconies, **prestigious** and **bright** office, 3rd floor 512 sqm. Triple entrance, 15 rooms of various sizes, kitchen, and 5 bathrooms. **Three balconies** and a **large terrace**. **Triple exposure**.

Annual rent € 307.000 (approx. € 25.580 per month) + **annual service charges € 18.200** (approx. € 1.520 per month). A garage box is available for lease in Via Valpetrosa at an **annual rent of € 4.500**. Energy class under definition.

The building is set within an urban context of extraordinary prestige, characterized by elegant pedestrian streets, perfectly preserved historic buildings, and a lively yet intimate and refined atmosphere. The location is particularly privileged: **Piazza Santa Maria Beltrade** is just a few steps from the Duomo and the main metro lines MM1 and MM3 Duomo, ensuring fast and direct connections to every area of the city and to the main railway hubs.

In the historic and financial heart of the city, between the Duomo and Cordusio, lies one of the most fascinating and representative areas of old Milan.

This district perfectly embodies the balance between the charm of Milanese architectural tradition and the contemporary energy of a dynamic and international European capital. Within very short walking distance, the Duomo di Milano and Piazza Cordusio represent the monumental and commercial core of the metropolis, while the nearby Cinque Vie district preserves a unique identity shaped by historic shops, art galleries, and residences of remarkable charm.



Frame the QR CODE to view the property on our website



PLANIMETRY 1:

PIANTA PIANO TERZO

