VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

# Via Senato Area



**FEATURES:**

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|---|---|
| Property type | **Residential** |
| Brokerage | **Rent** |
| Surface (sqm) | **25** |
| N. local | **1** |
| Bathrooms | **1** |
| Energy rating | **G** |
| Floor | **7°** |

**DESCRIPTION:**

Via Senato Area. In one of Milan's most exclusive and prestigious settings, within an elegant building with concierge service, refined studio apartment on the 7th and top floor, 25 sqm.

The property has been **recently renovated** and is **tastefully furnished** in a contemporary, minimalist style. The carefully designed spaces create a **welcoming and sophisticated atmosphere**, enhanced by parquet flooring and abundant **natural light**.
The apartment enjoys an extraordinary south-facing view overlooking **Milan's Duomo and the renowned Fashion Quadrilateral**, **offering unique and highly evocative vistas**.

The property features centralized heating and hot water, as well as independent air conditioning, ensuring comfort throughout the year. **Available immediately and ready to move in**. Energy class G.
4 + 4 lease agreement. **Annual rent € 22.000** (approx. € 1.830 per month), under the *cedolare secca* tax regime + **annual condominium fees** approx. **€ 1.600** (approx. € 130 per month) and IMU reimbursement of €1,082.

**The location is truly exclusive**. Via Senato lies in the heart of the historic city center, just steps from the Fashion Quadrilateral, Via Montenapoleone, and the city's main cultural and institutional landmarks. A setting that combines elegance, privacy, and vibrant urban life, perfectly served by public transport. Nearby metro stations include **MM1 San Babila/Palestro**, **MM3 Montenapoleone/Turati, and MM4 San Babila**, providing a fast connection between the city center and Linate Airport.

Ideal as a **charming pied-à-terre**, offering the experience of Milan from above in an atmosphere of absolute exclusivity.

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Frame the QRCODE to view the property on our website

*Maurizia Serra s.r.l. - MAURIZIA SERRA / WONDERFUL HOUSES - P.iva e CF 09531990969*
*via T. Salvini, 10 - Milano*
*+39 02 66661260 - info@viadellaspiga.info*

**PLANIMETRY 1:**

