



Via Donizetti Area



FEATURES:

Property type	Commercial, Office
Brokerage	Rent
Surface (sqm)	260
N. local	pluri
Bathrooms	2
Energy rating	E
Floor	ground floor

DESCRIPTION:

Via Donizetti Area.

Inside a charming Art Nouveau building from the early '900s with concierge service, elegant space for office and warehouse use, garden floor, 260 m2. Renovated and placed in the quiet context of the internal courtyard.

Unit is developed on three levels and stands out for the originality of its environments and the perfect balance between historical elements and contemporary functionality. The ground floor, approximately 120 m2, houses 3 rooms as well as a bathroom and mezzanine, with airy and well-organized spaces. Basement, approximately 140 m2, houses 5 additional rooms as well as a bathroom. Characterised by evocative original barrel vaults, which give the room a unique and distinctive atmosphere. **The presence of two independent entrances, one on the mezzanine floor and one on the basement floor, guarantees flexibility and ease of use.** The property is equipped with central heating, air conditioning and self-contained hot water, as well as parquet floors, elements that contribute to creating a high-level professional environment, ideal for creative studios, showrooms or management activities. Contract 6+6. **Annual fee € 45,000** (monthly fee € 3,750) + **annual condominium fees € ca. 9,000** (monthly fees € ca. 750), unless adjusted, plus VAT and IMU reimbursement equal to € 4,198. Energy class E. **Immediately available. The location is another strength.** Via Donizetti is located in one of the most elegant and central areas of Milan. A short distance from Porta Venezia and the Quadrilatero della Moda. In a context full of professional activities, services and connections. The metro stops (MM1 San Babila and MM4 Piazza Tricolore) and surface vehicles in the immediate vicinity guarantee quick and easy access to the entire city. A solution of great charm, ideal for those who want a representative, original and perfectly inserted workspace in one of the most prestigious contexts in Milan.



Frame the QR CODE to view the property on our website



PLANIMETRY 1:





PLANIMETRY 2:

