



Bellini Street



FEATURES:

Property type	Residential
Brokerage	Rent
Surface (sqm)	177
N. local	5
Bedrooms	3
Bathrooms	3
Energy rating	G
Floor	2
Balcony/Terrace	yes

DESCRIPTION:

Bellini Street. In one of the most elegant and sought-after residential areas of Milan, in a stately setting of absolute tranquility, a charming residence on the 2° floor, 177 m2, characterised by large, **bright and perfectly balanced rooms**. The apartment welcomes with an important double entrance enriched with a **functional wardrobe space**, immediately introducing to a refined and **representative atmosphere**. The heart of the apartment is the large double living room with fireplace, enhanced by high ceilings, natural **brightness and access to the balcony**. Eat-in kitchen stands out for its functionality and the pleasant view of the internal courtyard, particularly quiet and private, with direct access to the **balcony**. Adjacent to the kitchen is a convenient study area/service area connected to the dedicated bathroom, perfectly integrated into the distribution of the apartment. Sleeping area, well separated from the living area, is designed to ensure comfort and privacy. Master room, elegant and bright, has a private **balcony** and en suite bathroom, configuring itself as a true master suite. Two more bedrooms and an additional bathroom complete the property. **Kitchen and furnished bathrooms**. Home stands out for the charm of its spaces, the quality of its atmosphere, and the natural light that accompanies each space thanks to its double exposure and large openings. Contract 4+4. **Annual fee € 60,000.00** (monthly fee € 5,000.00) + **annual expenses €ca. 10,000.00** (monthly expenses € ca. 800). Energy class G.

Location is one of the property's strengths. Via Bellini is among the most prestigious areas of the city. In the immediate vicinity of Piazza Duse, Palestro, Giardini Indro Montanelli and Corso Venezia. A setting rich in historic architecture, boutiques, restaurants and high-end services. The area is perfectly connected thanks to the presence of the MM1 Palestro, MM1 Porta Venezia metro stops and the new M4 San Babila, which allows quick access to Linate airport and the historic center.

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PLANIMETRY 1:

