



Via Bellini Area



FEATURES:

Property type	Office
Brokerage	Rent
Surface (sqm)	115
N. local	7
Bathrooms	2
Energy rating	G
Floor	Raised ground floor

DESCRIPTION:

Via Bellini Area. Just steps from Piazza San Babila, in a 1915 Art Nouveau building, elegant office on the raised ground floor, 115 sqm. Double entrance, five rooms and one bathroom. The property also includes a 15 sqm storage space in the basement below, comprising two additional rooms and one bathroom, accessible both from inside the office and through the common areas. Recently renovated with parquet flooring and high-end finishes. Central heating. Independent air conditioning. **Annual rent € 45,000** (monthly rent €3,750) + **annual service charges € 4,500 + VAT** (monthly charges €375 + VAT) + **IMU reimbursement €4,807**. Energy class G. The location is one of the property's main strengths. Via Bellini is situated within one of the city's most prestigious areas, in the immediate vicinity of Piazza Duse, Palestro, the Indro Montanelli Gardens and Corso Venezia. An elegant setting rich in historic architecture, boutiques, restaurants and high-end services. The area is perfectly connected thanks to the nearby MM1 Palestro, MM1 Porta Venezia and the new M4 San Babila underground stations, allowing quick access to both Linate Airport and the historic city centre.



Frame the QR CODE to view the property on our website



PLANIMETRY 1:

