VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

Area Arena/ Viale Elvezia



FEATURES:

Property type	**Residential**
Brokerage	**Rent**
Surface (sqm)	**166**
N. local	**4**
Bedrooms	**3**
Bathrooms	**4**
Energy rating	**c**
Floor	**2**
Balcony/Terrace	**yes**
Box	**yes**

DESCRIPTION:

Area Arena/ Viale Elvezia - Extraordinary apartment with terrace and views of Parco Sempione

In a distinguished building with a full-day concierge, this 166 sqm apartment is located on the 2nd floor. A residence of absolute excellence. It offers one of the most enviable views in the city. The large living room windows open directly onto Parco Sempione, with the majestic Arena of Milan standing out in the background in all its grandeur. It gives a strikingly evocative view and a sense of space and openness.

The apartment stands out for its double entrance and dual exposure, which ensure brightness and airiness in every room.

First entrance leads into a spacious living area, where the living room, enhanced by large windows over the park, opens directly onto a terrace.

Second entrance leads to the large eat-in kitchen, which has a balcony, a storage room, and a service bathroom that can also be used as a laundry room.

Sleeping area, private and quiet, features 3 large bedrooms, each with an en-suite bathroom. Two of the bedrooms also have a walk-in closet, offering an exceptional level of comfort and privacy.

Apartment is delivered furnished with kitchen, bathrooms, and built-in wardrobes.

Property is completed by a cellar and a parking space, both located within the building and included in the rent.

Annual rent €56,000 (approx. €4,670 per month) + **annual condominium fees of €9,000** (approx. €750 per month), including centralized hot water and heating. Energy class C.

Viale Elvezia enjoys an absolutely privileged position in Milan, directly overlooking Parco Sempione and the Arena Civica.

Within walking distance are Corso Sempione, one of Milan's most elegant residential and commercial streets, and the refined Moscova district, with its cafés, restaurants, and boutiques of excellence.

Also nearby are the Sforza Castle, the Triennale di Milano, and Corso Garibaldi, in a setting of extraordinary cultural and urban vibrancy.

The area is very well served by the MM2 Moscova and MM5 Domodossola metro stations, as well as an extensive network of trams and surface transport, ensuring fast and comprehensive connections across Milan's entire transit network.

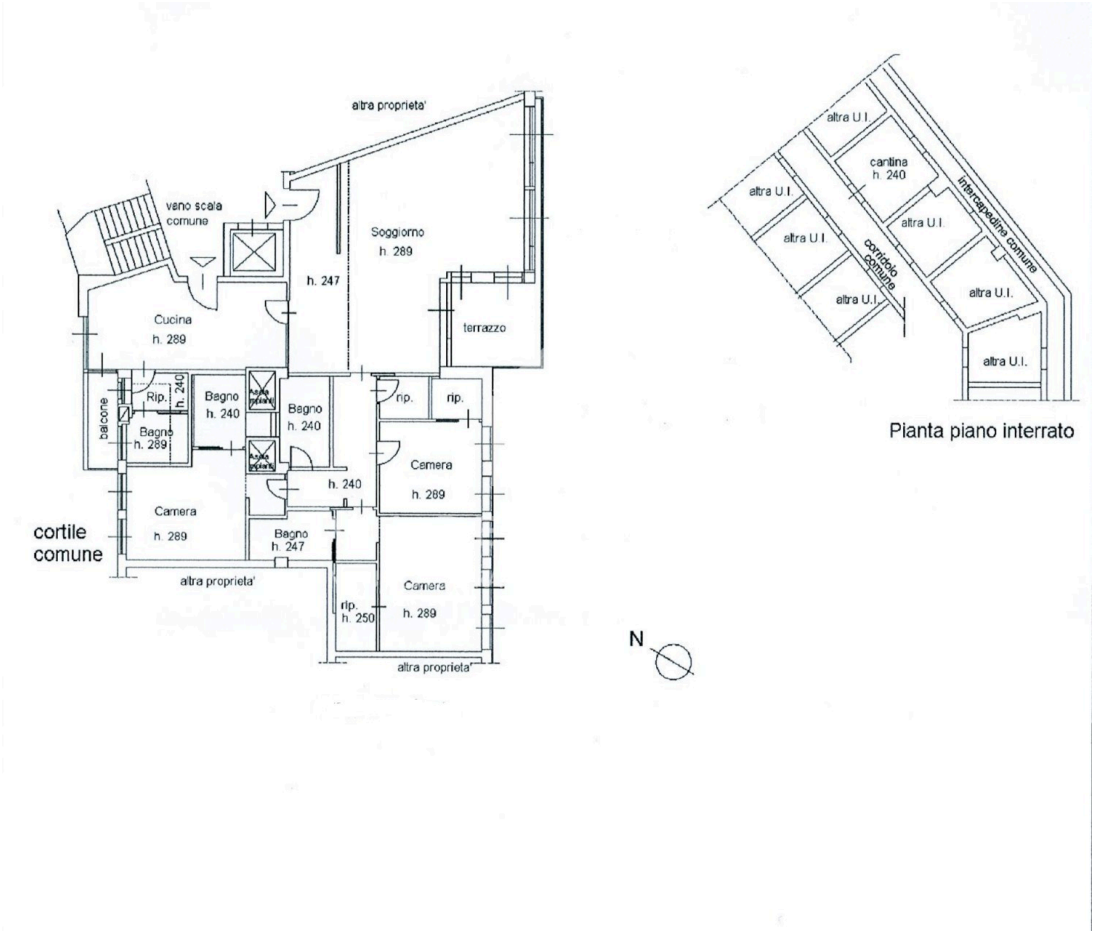
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Frame the QRCODE to view the property on our website

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PLANIMETRY 1:



PLANIMETRY 2:

