VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

# Conservatorio / Porta Monforte Area



**FEATURES:**

| | |
|---|---|
| Property type | **Residential** |
| Brokerage | **Rent** |
| Surface (sqm) | **110** |
| N. local | **3** |
| Bedrooms | **2** |
| Bathrooms | **2** |
| Energy rating | **G** |
| Floor | **1** |

## DESCRIPTION:

**Conservatorio / Porta Monforte Area — Elegant Apartment on the Second Floor in an Early Twentieth-Century Building**

In a **characteristic early twentieth-century building** with lift, situated in one of Milan's most exclusive and tranquil residential streets, an elegant apartment on the **second floor**, of approximately **110 sqm**, distinguished by its **dual exposure** onto the street and internal courtyard, bestowing upon every room a continuous luminosity and a quality of silence of absolute value.

**Parquet flooring** runs throughout the residence as a unifying thread of warmth and elegance. Apartment comprises a **large and well-proportioned living room**, bathed in natural light, alongside a **furnished eat-in kitchen with balcony and laundry corner**. The sleeping area accommodates **two bedrooms** and **two bathrooms**, completing a harmonious and refined layout in every detail. The property is equipped with an **armoured front door** and **centralised heating**, with **independent hot water**.

Apartment is offered with the **kitchen furnished**.

**Available from 1st February 2027** with one month's notice. **Dry coupon tax regime (cedolare secca). Annual rent € 40,000** (approx. € 3,333 per month) **+ annual charges € 6,500** (approx. € 542 per month)**. Annual IMU reimbursement € 2,552.** Energy class G.

**The Conservatorio / Porta Monforte area is one of Milan's most noble, exclusive and culturally rich residential addresses. In the heart of that fascinating nineteenth-century urban fabric that defines this part of the city with its elegant buildings, quiet tree-lined streets and a quality of life of absolute privilege. Within easy walking distance are the Conservatorio Giuseppe Verdi, an institution of international musical renown. Viale Bianca Maria, one of the most beautiful and distinguished boulevards in Milan's historic centre. Piazza San Babila, the Quadrilatero della Moda, Corso Venezia and the Giardini Indro Montanelli are all reachable within a few minutes on foot. The area is excellently served by the MM4 Tricolore metro station, with direct connections to Piazza San Babila and Linate Airport. MM1 San Babila, ensuring swift links across the entire Milanese metropolitan network.**

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Frame the QRCODE to view the property on our website

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**PLANIMETRY 1:**

