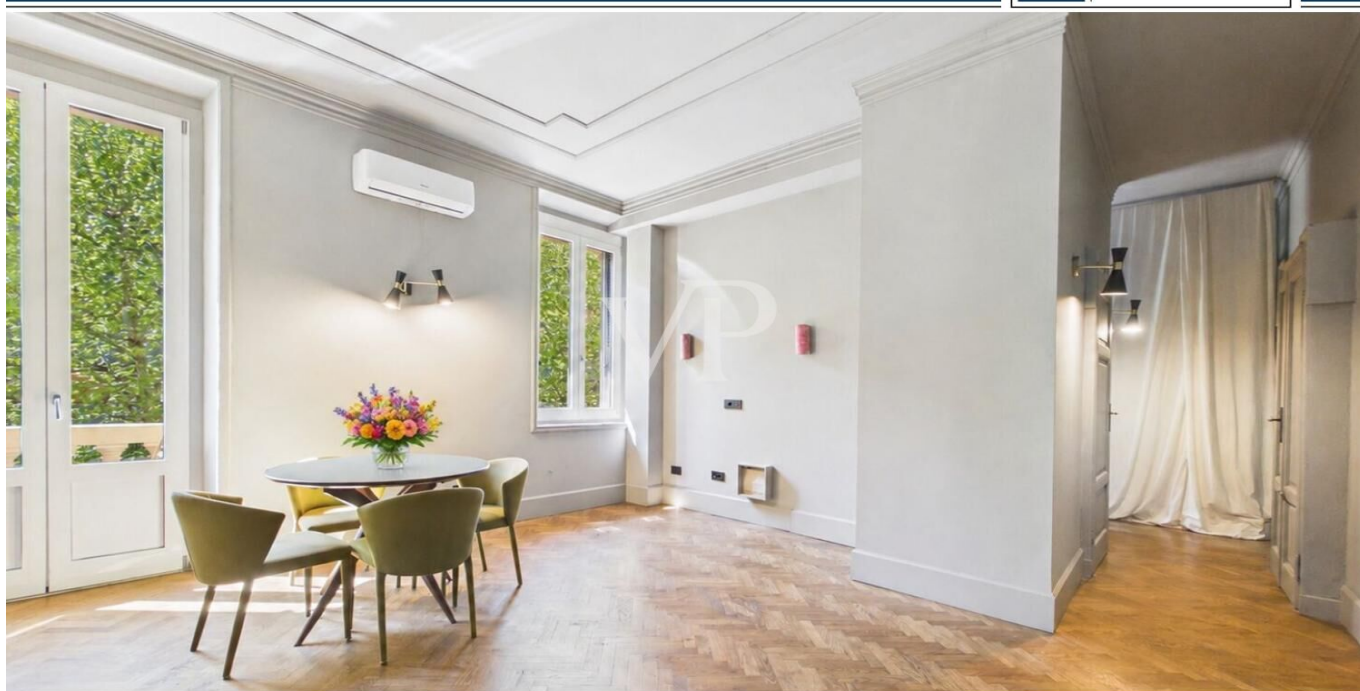


Milano - Cenisio

Charming, renovated two-room apartment with a balcony

Property ID: IT262943121



www.von-poll.it

PURCHASE PRICE: 435.000 EUR • ROOMS: 2

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At a glance

Property ID	IT262943121	Purchase Price	435.000 EUR
Floor	1	Type	Apartment
Rooms	2	Commission	Onderhevig aan provisie
Bedrooms	1	Total Space	ca. 50 m ²
Bathrooms	1	Equipment	Balcony
Year of construction	1930		

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Energy Data

Type of heating	Central heating
Energy certificate valid until	28.11.2025

Energy Certificate	Energy demand certificate
Final Energy Demand	49.31 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1930

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The property



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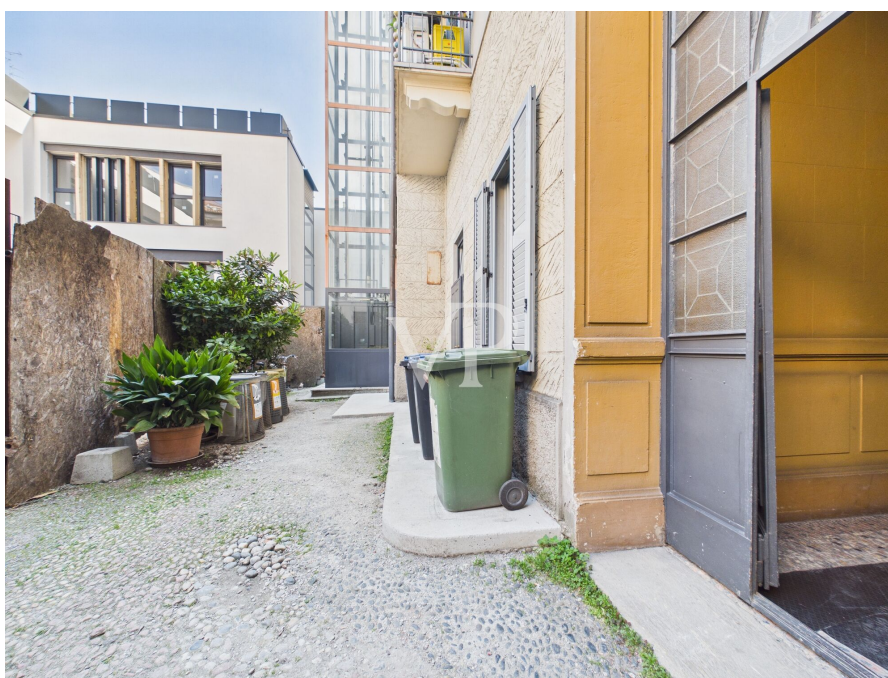
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The property



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The property



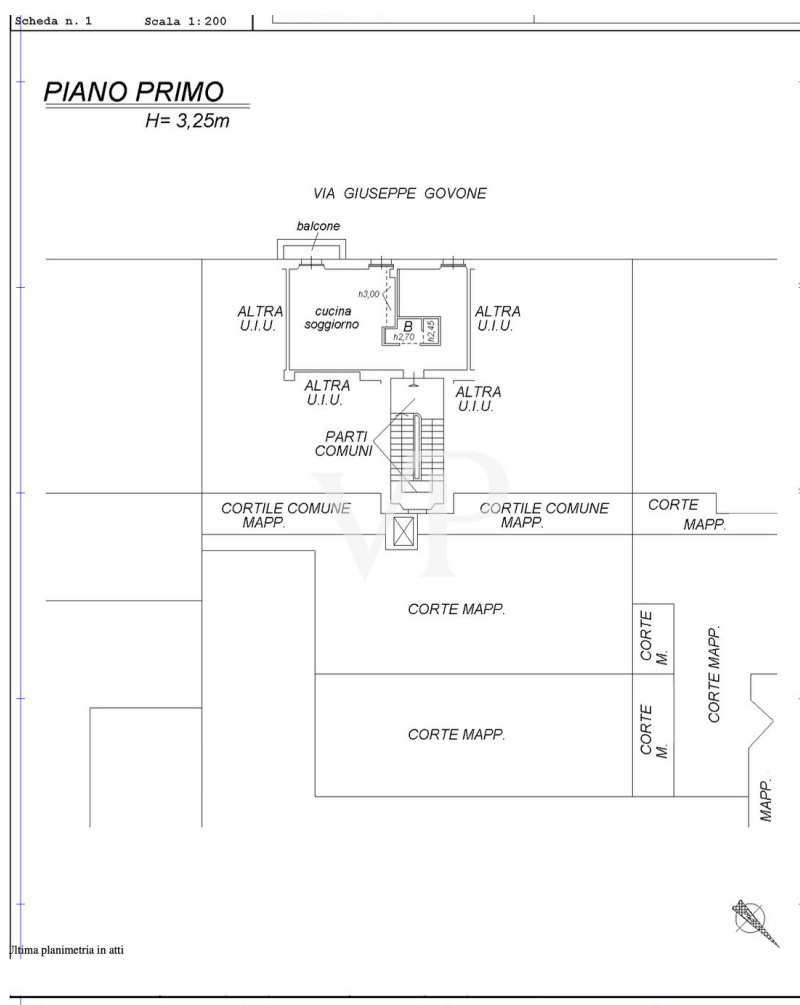
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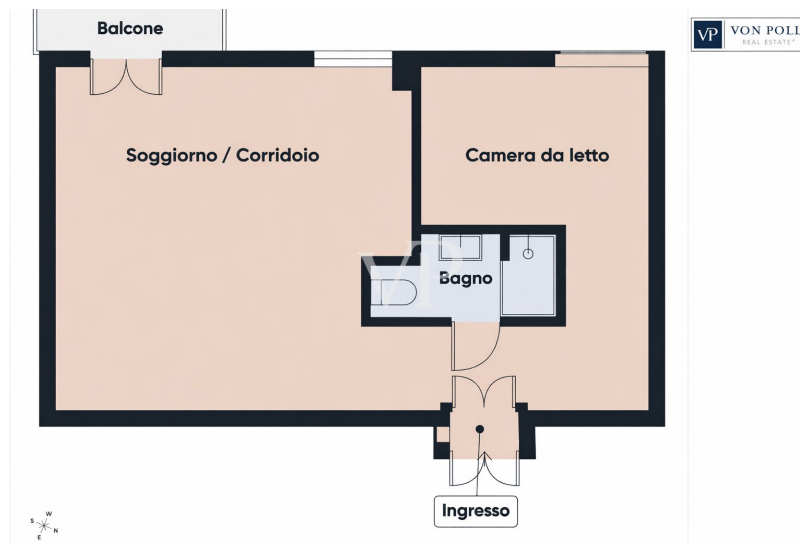
The property



Property ID: IT262943121 - 20155 Milano - Cenisio

Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

In the heart of the Cenisio neighborhood, one of Milan's most interesting and rapidly evolving areas, we are offering an apartment in a strategic and well-connected location, just a short walk from the M5 subway line (Cenisio station) and in the immediate vicinity of Porta Nuova, Monumentale, the Arco della Pace, and Parco Sempione. The area offers an ideal balance between privacy and urban vibrancy, with easily accessible amenities, schools, shops, and green spaces—further enhanced by the future development of Scalo Farini.

The property is located within an elegant, well-preserved historic building, equipped with an elevator and a half-day concierge service. Located on the first noble floor, the apartment enjoys a peaceful view of Via Govone, lined with centuries-old trees that ensure privacy and a pleasant living environment, featuring two windows and a French door leading to the balcony.

The neighborhood is well-served and offers a wealth of local businesses and essential services, as well as numerous shops of all kinds, supermarkets, restaurants, and bars that help make the area lively and convenient at all hours of the day.

The apartment, recently and carefully renovated, features a functional layout. The entryway opens onto a hallway leading to the living area, where you'll find a spacious, bright, and inviting living room with an open kitchen. The bathroom, equipped with a forced-ventilation system and a large shower, has been designed to offer comfort and convenience. The sleeping area extends through a passageway—ideal for built-in closets—enhanced by 3.20-meter-high ceilings, which allow for optimal use of the space, leading all the way to the bedroom.

Behind the block stands the historic Villa Simonetta, a renowned musical and cultural center. Furthermore, the area is part of the Cenisio-Brera transformation project, which will lead to the creation of the Parco delle Arti and the new Campus delle Arti—home to the Brera Academy—with new pedestrian paths and green spaces near the property, helping to make the neighborhood even more attractive and modern.

An ideal solution for those seeking an elegant home that's well-connected and situated in a rapidly developing area: don't miss out on this move-in-ready opportunity and take advantage of the Furniture Bonus incentive!

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Details of amenities

- Double-pane windows
- Hot/cold air conditioning system
- Eco-friendly central heating with thermostatic valves and cast-iron radiators
- Solid oak parquet flooring with an Italian herringbone pattern, treated with natural oil
- 20 cm high baseboards
- Period doors
- 3.20 mt high ceilings
- Living Now by Ticino electrical system
- Cappellini design fixtures by Giò Ponti
- “Furniture Bonus” incentive
- The electrical system is by Living Now
- The water heater and valve system can be activated remotely

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All about the location

Via Govone is located in the heart of the Cenisio neighborhood, one of Milan's most sought-after areas thanks to its perfect balance between residential livability and urban convenience. The area is characterized by a quiet and orderly atmosphere, enhanced by wide, tree-lined avenues and an elegant urban landscape, making it particularly pleasant for everyday living.

The neighborhood offers a wide range of services of all kinds: supermarkets, local shops, pharmacies, schools, and other amenities essential for daily life are all within easy walking distance. There are also numerous restaurants, bistros, and bars that bring the area to life, offering a wide range of dining options and making the neighborhood lively without being chaotic.

In terms of transportation, Via Govone is very well connected. The M5 metro line (Cenisio station) is just a short distance away, allowing for quick trips to the city center and major urban hubs. The area is also served by several tram and bus lines, which provide extensive connections to the rest of Milan.

Some of the city's most iconic areas, such as the Arco della Pace and Parco Sempione—ideal for leisure and outdoor activities—are just a few minutes away. The neighborhood also benefits from its proximity to major urban redevelopment projects, which are helping to further increase its value and appeal, making it an increasingly attractive option for both residential living and investment.

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Contact partner

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