Logo

NEW DEVELOPMENT – BRIGHT TWO-BEDROOM APARTMENT WITH COVERED TERRACE – ENERGY CLASS A2

Rif: SC-GOVONE78

Metratura:	106 Mq
Piano:	5
Locali:	3
Cucina:	A Vista
Bagni:	2
Balconi:	1
Riscaldamento:	Autonomo - Caldaia
Classe energetica:	A2 - 72,51 Kwh/mqa
Prezzo:	€ 825000
Spese condominiali:	€ 3600

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In Via Govone 78, on the fifth floor of an elegant newly built building with an A2 energy rating, we are pleased to offer a beautiful two-bedroom apartment with two bathrooms and a magnificent covered terrace of approximately 24 sqm, characterised by exceptional natural light, tranquillity and high standards of comfort and energy efficiency.
The apartment benefits from dual exposure and pleasant open views. The focal point of the property is the bright and welcoming living area, with both the living room and kitchen opening, through two large openings, onto the beautiful south-west-facing covered terrace.
A true extension of the home, this spacious and private outdoor area is ideal for al fresco dining, relaxing or creating an inviting outdoor living space, offering a distinctive sense of privacy and tranquillity.
The sleeping area comprises a second bedroom, a bathroom with shower, and a comfortable master bedroom with walk-in wardrobe and en-suite bathroom.
The property has a total commercial area of approximately 106 sqm, including an 11 sqm private cellar.

THE COMFORT OF A NEW-GENERATION HOME
The building's recent construction provides the opportunity to live in a home designed according to modern standards of energy efficiency, insulation and residential comfort.
The A2 energy rating, communal underfloor heating and latest-generation systems ensure a high level of comfort throughout the year, with even heat distribution and particularly low energy consumption compared with a traditional home.
The property is also equipped with a modern home automation system, allowing advanced and convenient management of its systems.
The result is a contemporary, efficient and enjoyable home, where technology and construction quality make a tangible contribution to everyday well-being and reduced energy consumption.
The condominium also features a communal garden and an internal bicycle storage area and is set in a particularly green and private environment.
The high floor, dual exposure and south-west orientation of the terrace provide the apartment with exceptional natural light and beautiful open views. At the same time, its sheltered internal position ensures something increasingly rare in the city: remarkable tranquillity and privacy.
An ideal solution for those looking for a modern home without sacrificing outdoor space: new construction, A2 energy rating, low energy consumption, technology, natural light and a beautiful terrace to enjoy as an integral part of everyday living.

THE NEIGHBOURHOOD

Via Govone is located in a rapidly evolving residential area of Milan, appreciated for its greenery and its quieter, more private atmosphere compared with the more congested areas of the city centre, while remaining well integrated into the urban fabric.
All the main services required for everyday life are available in the immediate vicinity, including supermarkets, shops, schools, sports facilities, restaurants and local businesses. The area is also well served by public transport, providing convenient connections to the city centre and Milan's main districts.
The proximity to Piazza Firenze, Corso Sempione and the CityLife district further expands the range of services, shopping, dining and leisure opportunities, while the presence of green areas makes the neighbourhood particularly pleasant for families and for those wishing to enjoy Milan in a more peaceful setting.

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A location that successfully combines convenience, services and quality of life, perfectly in keeping with the modern, efficient and private character of the property.

Value Real Estate, with its offices in the historic “Casa Ferrario” building at 3 Via Spadari in Milan, just a short walk from Piazza del Duomo, is today a well-established presence in the Milanese real estate market, recognised for its professionalism, reliability and expertise in the management of real estate assets for private individuals and companies.

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