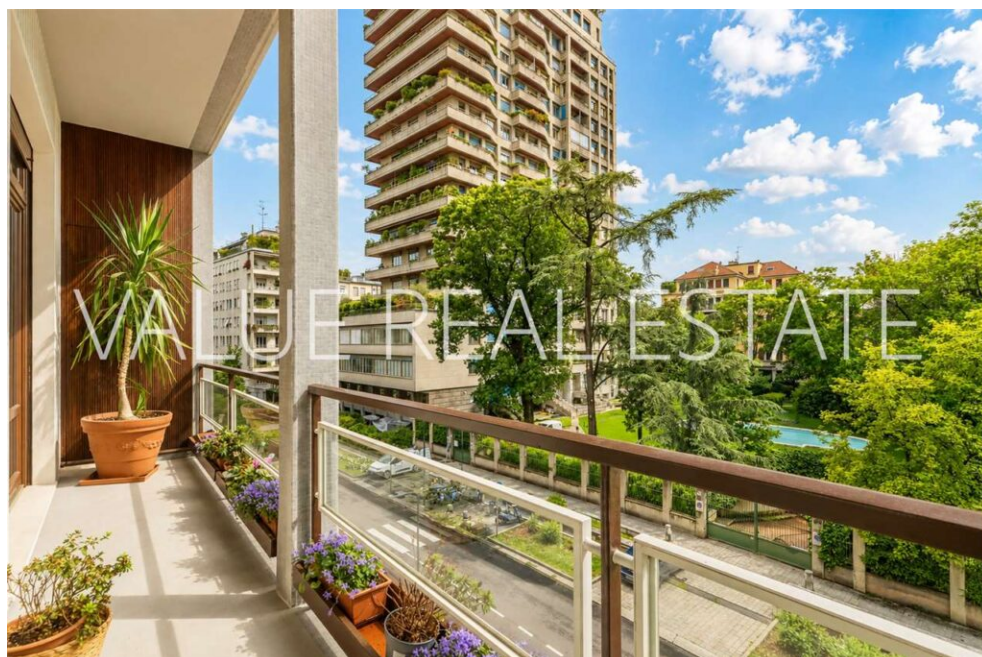




Metratura:	243 Mq
Piano:	3
Locali:	6
Camere:	4
Cucina:	Abitabile
Bagni:	3
Balconi:	3
Riscaldamento:	Centralizzato - Caldaia a Condensazione
Classe energetica:	D
Box:	1
Prezzo:	€ 3600000
Spese condominiali:	€ 12000

We are pleased to exclusively offer a prestigious residence located at Via Pietro Mascagni 22, in the heart of one of Milan's most elegant, private, and representative neighborhoods, just a short walk from Piazza San Babila and the renowned Quadrilatero della Moda, an international landmark for the boutiques of the world's most prestigious luxury maisons and for the excellence of Milanese shopping. An address of absolute distinction, where the elegance of Milanese architecture harmoniously blends with the tranquility of refined green spaces and the exclusive atmosphere that defines the city center. Set within a residential context of rare beauty and exceptional centrality, the property is part of an iconic building in Milan's late twentieth-century architectural landscape.

The apartment, measuring approximately 243 sqm of commercial area, occupies the third floor of an elegant building designed in 1962 by Architect Luigi Mattioni for Società Immobiliare Borgogna. The residence features a double entrance, an impressive double living room, four bedrooms, three bathrooms, a kitchen, and three balconies that further enhance the living spaces. The interiors preserve the charm and elegance of the period



PRESTIGIOUS RESIDENCE JUST STEPS FROM SAN BABILA

Rif: SC-MASCAGNI22



thanks to the original natural marble flooring and impressive 3.20-meter-high ceilings. Mattioni is regarded as one of the most authoritative figures in post-war Milanese architecture, and among his most renowned works are the “Centro Diaz”, the “Centro San Babila”, and above all the celebrated “Grattacielo” in Piazza della Repubblica — landmarks that helped shape the image of modern and sophisticated Milan.

The building still stands today as an example of remarkable architectural value. The façade, recently restored through a careful conservation project, is distinguished by precious mosaic tesserae creating a refined vertical wave optical effect. The balconies, internally embellished with polychrome mosaics, add further uniqueness and sophistication to the entire complex.

Despite being located in the very heart of the city, the building enjoys an unexpectedly private and green setting. The San Babila, Conservatorio, and Quadrilatero del Silenzio district is considered one of Milan's most exclusive and sought-after residential areas, appreciated for its elegant historic buildings and refined residential atmosphere, perfectly connected thanks to the nearby M1 and M4 San Babila metro lines.

The residence is distinguished by the elegance of its interiors, its dual exposure, and its open yet private views, ensuring absolute tranquility in the heart of the city. The main view over Via Mascagni overlooks an elegant private park with fountain, while the internal exposure enjoys a charming view toward the Basilica of Santa Maria della Passione.

The property also includes a cellar and, available separately upon request, a garage within the building. Concierge service and a video surveillance system ensure comfort, privacy, and security.

Value Real Estate, with offices located 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, recognized for its professionalism, reliability, and expertise in the management of private and corporate real estate assets.

VALUE REAL ESTATE srl

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