

a Milano
S. Siro
€ 760.000
Ref. 2625



135 sq.m | : 2 | : 2 | : 3

Luxury three-room apartment in Class A1 with loggia and communal garden - Residenza Alerami, San Siro. If you think San Siro is just a stadium, it's time to discover a different side to this charming neighborhood: green, residential, and perfectly connected to the city center.

On Via degli Alerami, a quiet side street off Via degli Ottoboni, we offer for sale an elegant three-room apartment of 135 sq m (124 sq m cadastral) located in the modern and exclusive Residenza Alerami, built in 2016 by the historic Persichetti Guglielmo company.

The property: The apartment, rated Energy Class A1, is located on the mezzanine floor, away from the street and overlooking the quiet garden. The rooms are spacious, functional, and bright.

It is composed of:

Double living room with access to a large covered loggia for relaxing and dining al fresco. Large and comfortable eat-in kitchen. Two generously sized bedrooms, one with an en-suite bathroom. Two bathrooms, both with windows, one with a whirlpool tub and one with a shower. A rear balcony. A cellar is included. One or more large garages within the building are available for purchase, starting from €50,000.

The Residence The Alerami Residence consists of two buildings, each with just four floors, immersed in a well-kept communal garden, offering privacy and tranquility.

Technologies and comfort

Independently controlled central heating with radiant floor panels and a programmable thermostat in every room for maximum

autonomy. Air conditioning in every room. Basic home automation system, expandable to control lights, shutters, heating and cooling. Electric shutters with central control. Solar panels on the roof for supplementary domestic hot water production. Strategic location. 200 meters from the Segesta stop on the M5 metro line (purple line) A few minutes' walk from the French School Excellently connected to services, schools, supermarkets and green areas An ideal solution for those seeking comfort, energy efficiency and tranquility, without sacrificing the convenience of the city.

Property Informations

---> **Indirizzo** <---: Via Degli Alerami

---> **CAP** <---: 20148

---> **camere** <---: 2

---> **bagni** <---: 2

---> **Locali** <---: 3









