



## Excellent 1 Bed Apartment for Sale In Milan Italy



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### Listing details

Property for: Sale  
Price: USD 173,676.24

#### Location

Country: Italy  
State/Region/Province: Lombardy  
City: Milan  
Address: Viale Certosa, 183  
ZIP code: 20151  
Posted: Apr 05, 2025

Description:  
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Esales Property ID: es5554555

Viale Certosa

Milan

Lombardy

20151

Italy

A Milanese Jewel: Exquisite One-Bedroom Apartment Offering Prime Investment Potential



Nestled within a tranquil and well-served residential enclave of Milan, Italy, this exceptional one-bedroom apartment presents a compelling opportunity for discerning buyers seeking a stylish urban retreat or a lucrative investment property. Spanning a total area of 46 square meters, this meticulously maintained residence offers a thoughtfully designed layout comprising two distinct and well-organized rooms: a combined kitchen and living area, and a spacious master bedroom complete with a private ensuite bathroom.

### A Sanctuary of Comfort and Style:

The master bedroom serves as a true sanctuary, exuding an air of spaciousness, brightness, and elegant furnishing, ensuring maximum comfort and relaxation. Natural light floods the room, creating a welcoming and airy ambiance. A private balcony extends the living space outdoors, offering a charming spot to enjoy fresh air and city views. The ensuite bathroom, conveniently located within the bedroom, is fully equipped with all essential amenities, including a modern shower, providing a private and well-appointed space for personal care.

The kitchen and living area have been intelligently designed as a functional and aesthetically pleasing open-plan space. This layout fosters a sense of connection and allows for seamless interaction between the cooking, dining, and relaxation zones. The kitchen is equipped with all the necessary modern appliances to support a comfortable and contemporary lifestyle, making it ideal for both everyday living and entertaining guests. The overall design emphasizes practicality without compromising on style, creating a harmonious and inviting atmosphere.

### Modern Conveniences and Prime Location:

The apartment benefits from independent heating, allowing residents to control their comfort levels efficiently and cost-effectively. The condominium fees are remarkably reasonable, approximately €70 per month, contributing to the affordability and appeal of this property. Situated on the first floor of a well-maintained three-story building, the apartment offers a sense of security and ease of access within a low-density residential area.

This location is particularly attractive for those seeking a peaceful and quiet living environment while maintaining close proximity to the vibrant city center and Milan's most iconic landmarks. Within a short distance, residents can easily access Corso Sempione, renowned for its elegant atmosphere and the iconic Arco della Pace; the historic Sforza Castle, a magnificent symbol of Milan's rich past; Piazza del Duomo, the city's central hub and home to the breathtaking Duomo di Milano; and Milan's Central Station, providing excellent transport links to the rest of Italy and beyond.

### Unparalleled Convenience and Livability:

The property's strategic location within its immediate neighborhood further enhances its appeal. Just a short walk away, residents can enjoy the convenience of the Portello Shopping Center, offering a variety of retail outlets and services. Numerous supermarkets cater to daily grocery needs, while a diverse selection of restaurants, cafés, and pubs provides ample dining and social options. Essential services such



as schools and green areas contribute to the family-friendly nature of the neighborhood, and readily available public transport options ensure easy connectivity to all parts of the city, making the area exceptionally convenient and highly livable.

### A Secure and Profitable Investment Opportunity:

This exceptional property currently presents a compelling investment opportunity as it is rented until February 2026. The estimated annual rental yield falls between an attractive 6.5% and 7%, making it a potentially high-performing asset. The current tenants have a proven track record of reliability, consistently making timely payments and diligently maintaining the property in excellent condition. They have also expressed a keen interest in renewing their lease agreement, providing a seamless transition for a new owner seeking immediate rental income.

The guaranteed rental income stream offers a secure and profitable investment, minimizing vacancy periods and providing a consistent return. Furthermore, the Certosa/Musocco redevelopment project, known as Certosa District, is poised to significantly enhance the area's desirability and property values. This ambitious urban regeneration plan is transforming former industrial spaces into modern residential and commercial areas, promising to elevate the quality of life and increase the attractiveness of Certosa as a neighborhood. This future development makes this property an even more compelling investment with strong potential for capital appreciation.

### Excellent Public Transport Links:

The apartment boasts exceptional connectivity to Milan's extensive public transport network, ensuring effortless travel throughout the city. The Viale Certosa tram stop, serving line 14 (Lorenteggio-Musocco), is a mere 2-minute walk from the property. This tram line provides a direct route to Piazza Duomo, reaching the city center in approximately 30 minutes.

The Viale Spinasse tram stop, connecting the Greco and Cairoli lines, is also easily accessible. This line provides a link to the Cadorna Metro Station, a major interchange providing access to multiple metro lines. The Via Gallarate bus stop, serving line 69 (towards Piazza Firenze and Molino Dorino Metro Station), is also nearby, offering another convenient transport option. Additionally, the Via Varesina bus stop, for line 57 (Quarto Oggiaro-Cairoli), provides connections to the Villapizzone railway station and the Bovisa Polytechnic University, which can be reached in just 10 minutes. This comprehensive network of public transport options underscores the property's strategic location and ease of access to all that Milan has to offer.

### ABOUT THE AREA

Milan, the vibrant capital of the Lombardy region in northern Italy, stands as a global hub for fashion, design, finance, and culture. This dynamic metropolis seamlessly blends its rich historical heritage with a forward-thinking modern spirit. From the awe-inspiring Gothic Duomo di Milano and Leonardo da Vinci's masterpiece 'The Last Supper' to its sleek contemporary architecture and bustling fashion district, Milan offers a captivating experience for every visitor. The city's energy is palpable, evident in its lively streets, world-class shopping, and thriving culinary scene.



Milan's historical significance is profound, having played a crucial role throughout the centuries as a major European power and a center for art and innovation during the Renaissance. The legacy of influential families like the Visconti and Sforza is visible in its grand castles and palatial buildings. Today, Milan continues to be a driving force in Italy's economy and a trendsetter on the international stage. Its biannual Fashion Weeks draw designers, models, and enthusiasts from across the globe, solidifying its reputation as a fashion capital.

Beyond its cultural and economic prowess, Milan offers a high quality of life with efficient public transportation, numerous parks and green spaces, and a diverse range of neighborhoods, each with its unique character. The Navigli district, with its canals and lively nightlife, provides a bohemian contrast to the elegant Quadrilatero della Moda, the city's luxury shopping heart. Milan's strategic location in Northern Italy also makes it a convenient base for exploring other beautiful regions, including the Italian Lakes and the Alps.

For those traveling to Milan, there are three main airports serving the city:

- \* Milan Linate Airport (LIN): The closest airport to the city center, primarily serving domestic and European flights.
- \* Milan Malpensa Airport (MXP): The largest international airport, located further from the city but well-connected by train and bus.
- \* Milan Bergamo Airport (BGY) (Orio al Serio International Airport): Located about 45 km northeast of Milan, a popular hub for low-cost carriers.

## MAiN FEATURES:

- \* 46m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Condition: Excellent

### **Common**

Bathrooms:	1
Finished sq. ft.:	46 sq m
Lot Size:	46 sq m

### **Utility details**



Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.786.501

