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## Luxury 2 Bed Duplex Apartment for Sale In Milan



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | Niall Madden  |
| Şirket Adı:       | Esales Property Limited   |
| Ülke:             | United Kingdom  |
| Experience since: | 2002  |
| Hizmet tipi:      | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefon:          |   |
| Languages:        | English   |
| Web sitesi:       | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### İlan Detayları

|            |                  |
|------------|------------------|
| İçin mülk: | Satılık          |
| Fiyat:     | USD 1,518,883.33 |

### Konum

|                      |   |
|----------------------|---|
| Ülke:                | Italy   |
| Eyalet/Bölge/ Şehir: | Lombardy  |
| Şehir/İlçe:          | Milan   |
| Adres:               | Via Fiori Chiari 4                                    |
| Posta kodu:          | 20121   |
| Yayınlandı:          | 13.05.2025  |
| Açıklama:            | Luxury 2 Bed Duplex Apartment for Sale In Milan Italy |

Esales Property ID: es5554591

### Property Location

Via Fiori Chiari 4  
Milan  
Lombardia  
20121  
Italy

### Property Details

For Sale: Exceptional Investment Opportunity in the Heart of Milan City Center – Prime AirB&B with Proven 12% ROI in the Prestigious Brera-Duomo-Montenapoleone District



Unlock a High-Yield Investment in a Recently Renovated, Fully Operational AirB&B Situated in Milan's Coveted Pedestrian Zone, Surrounded by Luxury Fashion, Iconic Landmarks, and Unparalleled Cultural Attractions

Presenting a truly exceptional investment opportunity in the very heart of Milan, Italy's vibrant fashion and financial capital. This recently renovated and fully operational AirB&B property is strategically located in the highly sought-after Zone A pedestrian area, encompassing the prestigious Brera, Duomo, and Montenapoleone districts. Situated a mere five minutes from the world-renowned 'Teatro alla Scala' opera house and the iconic 'Duomo' cathedral, and nestled within the high fashion district of Montenapoleone, between the esteemed 'Armani' atelier and the prestigious 'Palazzo Parigi' hotel, this property offers an unparalleled address in Milan's most desirable locale.

This meticulously renovated AirB&B presents a turnkey investment, boasting a proven Return on Investment (ROI) of 12%, generating a substantial annual income of €154,000. The property benefits from remote tourist access, ensuring seamless guest management, and is equipped with all essential amenities, including television and high-speed internet. Furthermore, it possesses all necessary legal and regulatory compliance, including police permits and regional tourist authorizations, providing a secure and hassle-free investment. The sale includes a fully booked AirB&B account, guaranteeing immediate income generation for the new owner.

The property itself offers a unique blend of historical charm and modern comfort. The living area features a stylish electric fireplace, creating a warm and inviting ambiance. A green terrace, awaiting recovery on the ground floor, presents an opportunity to create a private outdoor oasis in the heart of the city. Entirely wired with fiber optics, the property is ideally suited for both residential and commercial use, offering the potential to serve as a company headquarters in Milan with an attractive 8% ROI for long-term rental. Its prime location within the pedestrian area ensures convenient access via electric vehicles. The property is bordered by prestigious high fashion showrooms and historic, exclusive residences, all situated within a reserved and charming 17th-century courtyard, accessible from two distinct entrances: the vibrant Fiori Chiari pedestrian area and the elegant Via Pontaccio. The 17th-century building itself is a testament to Milan's rich architectural heritage, featuring elegant arches, historical capitals, and original frescoes, and is divided into two inner courtyards adorned with a captivating lava stone fountain.

This spectacular property seamlessly integrates a meticulous 17th-century architectural recovery within the historic Brera Naviglio district, evoking the grandeur of old Milan (as depicted in historical archive photographs from Piazza Castello). The interior boasts modern comfort and efficiency, featuring electric underfloor heating across its three levels and eight split air conditioning units ensuring a comfortable environment throughout the summer months. A ventilated crawl space with 90 cm cubes on the ground floor provides a total crawl space height of 1.2 meters of 24/7 ventilated area, enhancing the property's structural integrity and air quality. The architectural recovery showcases exquisite original features, including red terracotta brick vaults, medieval frescoes from the renowned Brera School of Art, original coffered ceilings, and elegant black marble floors. Modern amenities include video intercoms, toilets with electric water jets, energy-efficient double-glazed windows, and the use of energy-saving materials and systems throughout. The property is equipped with an energy certificate class E, acknowledging its



historic nature within Milan's city center. This exclusive property represents a truly unique and high-yield investment opportunity in one of Milan's most prestigious and sought-after locations.

## A Detailed Examination of the Investment Potential and Property Features

This exceptional property in Milan's city center presents a compelling investment case, primarily driven by its proven high AirB&B ROI of 12%. In a prime location like the Brera-Duomo-Montenapoleone district, short-term rentals command premium rates due to the area's high tourist footfall, proximity to major attractions, and status as a global hub for fashion and culture. The reported annual income of €154,000 underscores the strong demand and profitability of this AirB&B operation. The fact that the sale includes a fully booked AirB&B account provides an immediate stream of revenue for the new owner, minimizing any initial downtime and ensuring a seamless transition.

The strategic location within Zone A, the pedestrian area encompassing Brera, Duomo, and Montenapoleone, is a significant asset. This area is perpetually bustling with tourists, fashion enthusiasts, business travelers, and those seeking to experience the best of Milan. The proximity to iconic landmarks such as the Teatro alla Scala and the Duomo, as well as being situated in the heart of the Montenapoleone high fashion district, ensures a constant influx of potential guests willing to pay premium rates for accommodation in such a prestigious setting. The convenience of being within a 5-minute walk of the MMM Montenapoleone metro station further enhances accessibility for guests, making it easy for them to explore the rest of the city.

The recent renovation of the property ensures that it meets the expectations of discerning travelers seeking modern comfort and convenience. The inclusion of remote tourist access simplifies the check-in and check-out process, allowing for efficient management and a positive guest experience. The provision of essential amenities such as TV and high-speed internet is standard for quality short-term rentals. The crucial aspect of possessing all necessary police permits and regional tourist authorizations guarantees that the AirB&B operation is fully compliant with local regulations, mitigating any potential legal issues for the new owner.

Beyond its immediate potential as a high-yield AirB&B, the property also offers versatility for alternative uses. The fact that it is entirely wired with fiber optics makes it suitable as a company headquarters in Milan, with a projected 8% ROI for long-term rental. This dual potential provides flexibility for the investor to adapt to market conditions or pursue different investment strategies in the future. The convenient access via electric vehicles within the pedestrian area and its proximity to prestigious high fashion showrooms and historic residences further enhance its appeal for commercial use.

The unique character of the property, nestled within a reserved 17th-century courtyard accessible from both the vibrant Fiori Chiari and the elegant Via Pontaccio, adds to its exclusivity and charm. The architectural features of the 17th-century building, including arches, capitals, and original frescoes, provide a captivating historical backdrop that differentiates it from more modern properties. The presence of two inner courtyards with a lava stone fountain creates a tranquil and aesthetically pleasing environment.

The meticulous 17th-century architectural recovery seamlessly integrates historical elements with modern



living. The exposed red terracotta brick vaults, medieval frescoes from the Brera School of Art, and original coffered ceilings are unique and valuable features that add significant character and appeal to the property. The elegant black marble floors further enhance the sense of luxury and sophistication. Modern amenities such as video intercoms and toilets with electric water jets provide contemporary convenience. The installation of energy-efficient double-glazed windows and the use of energy-saving materials and systems contribute to both comfort and sustainability, despite the building's historic energy certificate class E. The inclusion of electric underfloor heating on all three levels and eight split air conditioning units ensures year-round comfort for guests or occupants. The ventilated crawl space provides an added layer of structural integrity and helps to maintain a healthy indoor environment.

In conclusion, this exceptional property in the heart of Milan's prestigious Brera-Duomo-Montenapoleone district represents a rare and compelling investment opportunity. Its proven high AirB&B ROI of 12%, coupled with its prime location, recent renovation, full legal compliance, and included fully booked account, ensures immediate income generation. The property's unique historical character, modern amenities, and versatility for alternative uses further enhance its investment appeal. This is a chance to acquire a truly spectacular property in one of Europe's most dynamic and sought-after cities.

#### Key Investment Highlights:

- \* Prime Location: Heart of Milan City Center, Zone A pedestrian area (Brera-Duomo-Montenapoleone).
- \* High ROI: Proven 12% AirB&B Return on Investment (€154,000/year).
- \* Turnkey Operation: Recently renovated and fully operational AirB&B.
- \* Legal Compliance: All necessary police permits and regional tourist authorizations in place.
- \* Established Income: Includes a fully booked AirB&B account for immediate revenue.
- \* Historical Charm: Situated within a reserved 17th-century courtyard with original architectural features.
- \* Modern Amenities: Fiber optic wiring, electric fireplace, modern heating and cooling systems.
- \* Versatile Use: Suitable as a high-yield AirB&B or a company headquarters with an 8% ROI potential.
- \* Excellent Access: Conveniently located near metro station and within the pedestrian zone.
- \* Unique Features: Red terracotta brick vaults, medieval frescoes, original coffered ceilings, black marble floors.

This exclusive property demands immediate attention from discerning investors seeking a high-yield asset in a prime Milan location. Contact us for further details and to arrange a private viewing of this exceptional investment opportunity.

#### ABOUT THE AREA

Milan, the vibrant capital of the Lombardy region in northern Italy, stands as a dynamic metropolis where history and modernity seamlessly intertwine. As Italy's second-largest city and its undisputed economic powerhouse, Milan is a global hub for finance, fashion, design, and media. Its streets pulse with a palpable energy, a blend of entrepreneurial spirit and artistic flair that has earned it a reputation as a leading alpha global city. While renowned for its contemporary edge, Milan also boasts a rich historical tapestry, evident in its magnificent architecture, world-class museums, and iconic landmarks that whisper tales of centuries past.



Culturally, Milan is a treasure trove, home to some of the world's most important artistic collections. The Pinacoteca di Brera houses masterpieces by Italian masters, while the Santa Maria delle Grazie church famously enshrines Leonardo da Vinci's 'The Last Supper.' The awe-inspiring Duomo, a colossal Gothic cathedral that dominates the city's skyline, stands as a testament to centuries of artistic endeavor. Milan's commitment to the arts extends to its vibrant performing arts scene, most notably the legendary Teatro alla Scala, one of the world's most prestigious opera houses. Beyond its historical and artistic riches, Milan is a city that embraces innovation, particularly in the realms of fashion and design, hosting the bi-annual Milan Fashion Week and the Salone del Mobile, global events that shape international trends.

The urban fabric of Milan is a captivating blend of grand historical structures and sleek modern architecture. The Quadrilatero d'Oro, or 'Golden Rectangle,' is a world-renowned luxury shopping district, showcasing the ateliers of top Italian designers. Galleria Vittorio Emanuele II, an elegant 19th-century glass-roofed arcade, offers a sophisticated space for shopping and socializing. Beyond the city center, trendy neighborhoods like Brera with its artistic vibe and Navigli with its canalside bars and restaurants provide diverse and engaging experiences. The city's efficient public transportation system, including an extensive metro network, trams, and buses, makes navigating its various districts convenient for both residents and visitors.

For international travelers arriving by air, Milan is served by three primary airports. The closest to the city center is Milan Linate Airport (LIN), located just about 7 kilometers (4 miles) east of downtown, primarily handling domestic and short-haul European flights. Milan Malpensa Airport (MXP), the largest and busiest, is situated approximately 49 kilometers (30 miles) northwest of the city and serves a wide range of international and intercontinental flights. Finally, Milan Bergamo Airport (BGY), also known as Orio al Serio Airport, is located about 45 kilometers (28 miles) northeast of Milan and is a significant hub for low-cost carriers and serves various domestic and European destinations. All three airports offer various transportation options, including trains, buses, and taxis, to reach the city center.

## MAiN FEATURES:

- \* 100m2 of living space
- \* 2 Bedrooms
- \* 1 Bathrooms
- \* 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

Contact us today to buy or sell property in Italy fast online

## Genel Bilgiler

|                   |        |
|-------------------|--------|
| Yatak odası:      | 2      |
| Banyo:            | 1      |
| Bitmiş metrekare: | 100 m2 |



# IMLIX

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## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.913.023

