



## Office for sale in Milano Rogoredo € 510.000 Ref. CBI130-1655-793454



**430 sq.m. | Bathrooms: 5 | Rooms: 8**

ROGOREDO/SANTA GIULIA □ RENOVATED OFFICE □ EXCELLENT INVESTMENT

Near Milan Santa Giulia, site of the Olympic Games of 2026, and near to MM3 Rogoredo subway, offer for sale excellent and elegant office of 430 square meters on the first floor, consisting in large entrance hall with reception area and wardrobe, 7 rooms, a technical room, 5 bathrooms with 2 dressing rooms, an aisle, disengagements and 2 closets. Attached the office a large box and a spacious cellar in the basement and two parking spaces in the courtyard.

The property is located in the south-east area of Milan, involved in the "Montecity-Rogoredo" and "Taliedo" projects, which envisage a transformation of the entire surrounding area, with the consequent redevelopment and embellishment of Bonfadini Street. Below the links to the website of the Municipality of Milan:

[Montecity Rogoredo - Programma Integrato di Intervento - Comune di Milano](#)

[Ex Magazzini Commissariato Taliedo Via Bonfadini 73 - Piano attuativo - Comune di Milano](#)

The property, set in building fully renovated, is equipped with entrance doors on the common parts on the ground armored and main entrance with glass door in shatterproof glass. All floors of the locals are parquet finishes doussiè, oak and iroko; the floors of the



bathrooms and dressing rooms are ceramic. The windows are made of aluminum with thermal glazing, the doors are walnut tanganika. The heating and cooling systems are made up of external inverter heat pump and inverter ducted indoor units. The partition and perimeter walls are soundproof.

The potential of the property, assigned as a musical academy, is enhanced by the possibility to turn easily to different uses, as well as executive office, learning activities (schools and institutions), dance and fitness, rehearsal center and recordings, activities of service industry. The property is interesting for investors who want to split it and create different housing solutions. Possibility to buy the furniture.

For more information or appointments contact Roberta Bàrbera at 339-6202256

## Certification

**Energy Class:** B : 6.48 kwh/□

## Features

Property ID: CBI130-1655-793454	Contract: Sale
Categoria: Office	Address: Via Bonfadini, 40
Zip Code: 20138	Municipality: Milano
Zona: Rogoredo	Total sqm: 430 sq.m.
Bathrooms: 5	Rooms: 8
Internal condition: Restored	Covered sq.m.: 430 sq.m.
Independent heating: Heating	Condominium costs: € 350









