



COLDWELL BANKER
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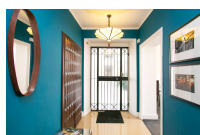
Townhouse for Sell in Milano - Area: Paolo Sarpi

📍 Via Aleardo Aleardi, Milano, 20154 (MI)

2.000.000€



Contact info



Coldwell Banker Gruppo Bodini

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Description

Coldwell Banker Gruppo Bodini Milano is offering for sale an interesting real estate development located on Via Aleardo Aleardi, in the heart of the Sarpiâ€“Porta Volta district, one of the most dynamic and rapidly growing areas of Milan.

The property is located within a characteristic historic industrial courtyard from the early 20th century, typical of “Old Milan”, an authentic setting increasingly sought-after by the contemporary residential market for its architectural charm, the tranquility of its internal views, and the high potential for redevelopment.

The property consists of:

â€¢ A large commercial space, a warehouse/workshop on the ground floor with an internal courtyard for exclusive use.

The property features large windows, versatile spaces, and excellent layout flexibility.

â€¢ A first floor apartment with two bedrooms and a bathroom as well as a large balcony with spacious and well-distributed rooms

â€¢ The internal courtyard of great charm, a distinctive and strategic element for value-added redevelopment operations

The entire complex is ideal for a major renovation and repositioning project, with real potential for development, ideal for the premium residential market, income-generating investment, or short/mid-term rental.

Key features of the investment:

â€¢ Total surface area suitable for division and redistribution of spaces

â€¢ Possibility of change of intended use and architectural enhancement of the courtyard

â€¢ High potential for fractional resale or income generating operations

â€¢ Ideal for investors, developers, construction companies and real estate operators

â€¢ Urban context with very high housing demand and strong growth in property values

The location is one of the main strengths of the operation: just minutes from Paolo Sarpi, Porta Volta, Parco Sempione, and the Porta Nuova district, the asset benefits from an ever-evolving urban context, excellently served by public transport, services, commercial activities, and infrastructure.

A particularly attractive solution for boutique developments, contemporary lofts, high-end micro-living spaces, or capital investments in one of Milan's most sought-after micro-zones.

For more information, details, or appointments, contact us at +39 0289776541 or email bodinimilano@cbitaly.it or www.gruppobodini.com

Details



Property ID: CBI112-2916-301392



Surface: 286.00 m²



Rooms: 3



Bathrooms: 4



Energy Class: G EP glnr: 500.00 kwh/m²



Bedrooms: 5

Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 286.00 m²



Rooms: 3



Bedrooms: 5



Bathrooms: 4



Kitchen: Present



Position: Central



Balconies: Presente



Parking space: Uncovered



Terrace: Present

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images



