Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Penthouse for Sale in Appiano Gentile
€ 295.000
Ref. CBI112-2916-301606



108 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Two Potential Residential Units with Panoramic Terraces and Heated Swimming Pool - Appiano GentileLocated in the centre of Appiano Gentile, on the top floor of an elegant residential building, this property presents an interesting opportunity: a 191 sqm penthouse with the potential to be divided into two independent residential units of approximately 95.5 sqm each. The existing layout and separate utility systems offer the basis for exploring an independent configuration for each residence.Under a proposed subdivision, the property could accommodate two separate homes, each with approximately 95.5 sqm of internal living space and a portion of the expansive 220 sqm panoramic terrace, entirely finished in solid teak. The final allocation of indoor and outdoor areas would be determined by the technical design.The existing terrace features a heated swimming pool with a counter-current swimming system and offers far-reaching panoramic views extending from Monte Rosa to the Resegone, taking in the Milan skyline and, on particularly clear days, the Ligurian Apennines.The property's four-sided exposure ensures abundant natural light throughout the day, while high-quality finishes and its privileged top-floor position contribute to its distinctive character.Two lifts provide direct access to the floor, with entrances from both stairwells of the building.The central location allows residents to reach essential services, shops and everyday amenities on foot. Appiano Gentile also enjoys a strategic position between Como, Varese and the Swiss border, close to Golf Club Monticello and with convenient connections to Milan and Milan Malpensa International Airport.Garages and Ancillary SpacesThe advertised price refers to the penthouse only. Garages are available for separate purchase, allowing buyers to select the spaces best suited to their needs: €30,000 for each double garage and €25,000 for each single garage, including a cellar. There is no obligation to purchase all available garages.An appealing opportunity for those seeking a more manageable prestigious residence, for two families wishing to live in the same building, or for investors considering the potential to create two independent residential units.

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Property Informations

Address: via Mazzini, 20	**Zip code**: 22070
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**Internal condition**: Excellent
Floor: 3	**Total floors**: 3
Lift: Yes	**Suitable for students**: Yes
No architectural barriers: Yes	**Date of construction**: 1990
Current condition: Available after the deed of sale	**Condominium costs**: € 250
Balconies: Present	**Terrace**: Present
Kitchen: Eat-in kitchen	**animals allowed**: Yes

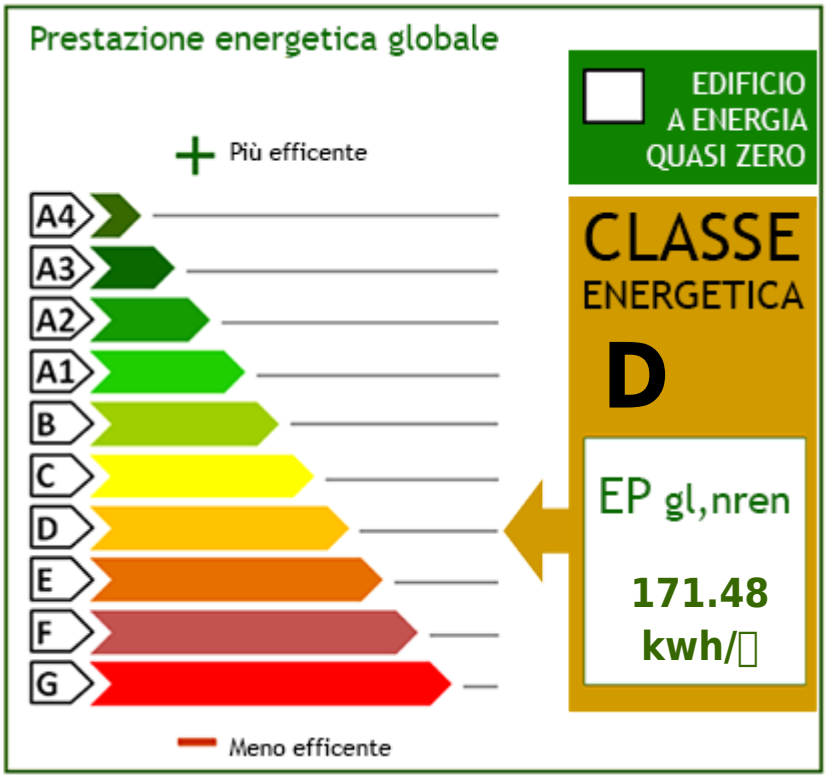
Features

Antenna: Condominium	SAT Tv: Condominium	Storage
High-speed internet connection	Cellar: 6 □	Fastweb connection
Fireplace	Air conditioning	Parquet
Telephone system	Electric system: Compliant with the regulations in force at the time of installation	Wall mounted sanitary
Whirlpool bath	Shower	Preparation for alarm system
Pool	Panoramic view	

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			

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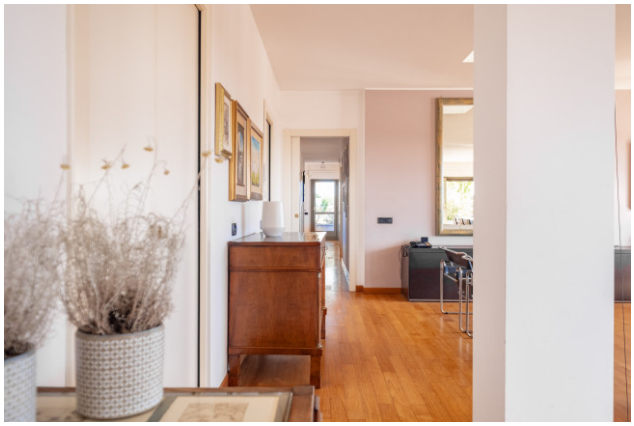


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