

**Apartment for Sale in Sesto San Giovanni MARELLI - Via Torino; 37**

Sale

Ref. S23324

PRICE: € 358.000

**100 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

NEW THREE-ROOM CONSTRUCTION WITH CLASS A3 GARDEN

Three-room apartment with garden for sale in Sesto SG

Three-room apartment on the ground floor of a recently built building, where the architectural idea combines tradition and marked modernity.

The house is composed of: living area with open kitchen which opens onto a large garden of 60 for exclusive use with adjoining loggia of approximately 8 m2, hallway leading to a double bedroom with master bathroom with window, bedroom and second bathroom with window.

The external finishes of the building and the common areas have been carefully designed down to the individual details with the POSSIBILITY OF CHOOSING FLOORS AND CLADDINGS!

It is equipped with:

- Latest generation radiant floor heating system
- Ducted cooling system
- Satellite module for individual consumption accounting
- Induction cooking system

- Satellite TV system
- Video intercom
- Preparation of the alarm system

From an energy point of view, the property is in class A3.

For the internal finishes, the choice of wooden floors in both the living and sleeping areas, external shutters, and... much more stands out.

The building is a new residential, anti-seismic intervention, free of architectural barriers, located in the center of Sesto San Giovanni, just a 7-minute walk from the Sesto Rondò metro stop (M1 red line).

The building has only 3 floors (in addition to the ground floor), and is made up of 8 apartments, therefore a small condominium.

Its position guarantees tranquility, privacy and proximity to all services, and above all to the center of Milan: the Duomo can be reached in about 20 minutes by subway.

## Property Informations

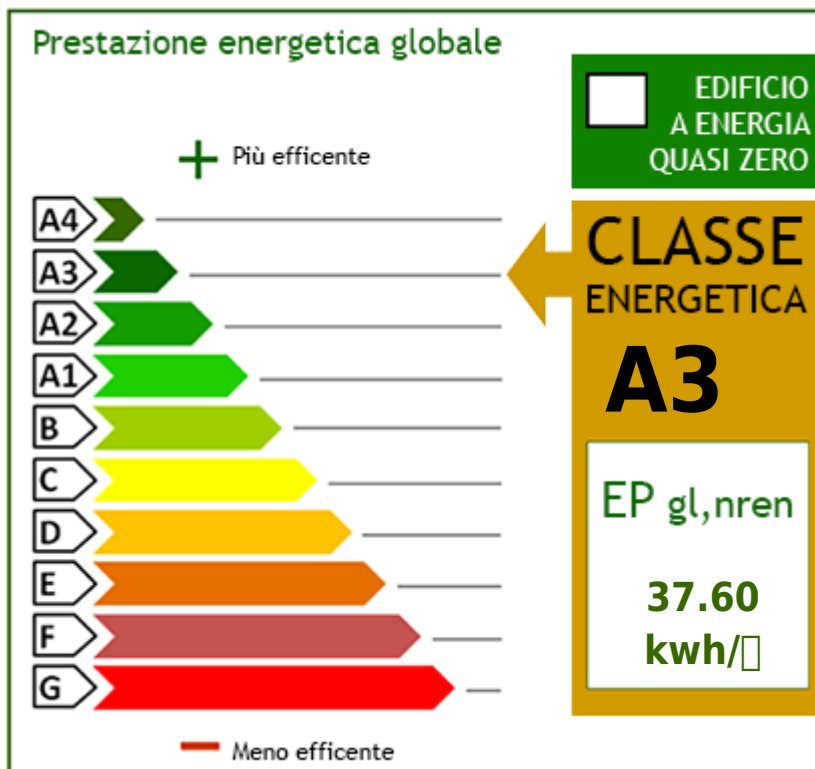
<b>Address:</b> Via Torino, 37	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 2	<b>Rooms:</b> 3
<b>State of Preservation:</b> Excellent	<b>Level:</b> Ground Floor
<b>Total Floor:</b> 3	<b>Lift:</b> Yes
<b>No Barriers:</b> Yes	<b>Age Construction:</b> 2023
<b>Current Status:</b> Freed by the rogue	<b>Garden:</b> Private
<b>Kitchen:</b> Exposed Kitchen	

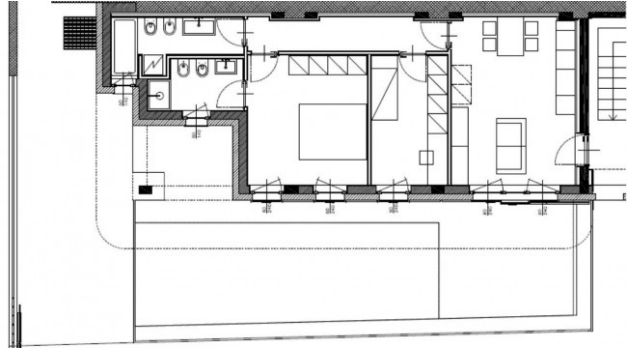
## Features

Tv Antenna	Tv SAT: Shared	Air-Conditioned
Parquet	Wiring: By Law	Sanitary Suspended
Shower	Predisposition for Alarm	Shutters

## Nearby

Gyms	wellness centres	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			





**SOGIM SESTO**

Piazza Luigi Petazzi 11 - Sesto San Giovanni (MI) - Phone number 0226263868  
info@sogimres.net - <https://www.sogim.net/en>  
VAT 02533900961