SOGIM SESTO
Piazza Luigi Petazzi 11 - 20099 Sesto San Giovanni
Phone number 0226263868

# Apartment for Sale in Sesto San Giovanni - VIALE CASIRAGHI; 491

Sale | Ref. S6273 | PRICE: € 497.000

## 142 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

In Sesto San Giovanni – Viale Casiraghi
ELEGANCE, COMFORT, AND EXCLUSIVE SERVICES: A FOUR-ROOM APARTMENT WITH A SWIMMING POOL AND TENNIS COURT

There's a Sesto San Giovanni that combines elegance and comfort, where everyday life intertwines with spaces designed for living at home and enjoying pleasant moments of leisure and relaxation outdoors.
In a prestigious building with concierge service, a tennis court, and a swimming pool, we offer for sale a four-room apartment on the second floor, which perfectly balances comfort, functionality, and quality of life.
The entrance opens onto a spacious and airy living room, flanked by a welcoming kitchen with a dining area, designed to be the hub of daily life and conviviality. The large windows provide pleasant natural light, enhancing the rooms and amplifying the sense of space.
The well-organized sleeping area includes a double bedroom with en suite bathroom, two single bedrooms, a second bathroom with laundry area, and a practical closet. Versatile spaces, these are ideal for families, home-working individuals, or those simply seeking freedom and comfort.
Completing the layout is a perimeter balcony that encompasses the entire home, creating a pleasant continuity between the interior and exterior.
The apartment stands out for its meticulous finishes and functional solutions: wood-effect porcelain stoneware flooring in bleached oak tones, double-glazed PVC windows, and wall-mounted split air conditioning.
The value of the property extends beyond the home. The residential complex offers a private setting surrounded by greenery, enhanced

by amenities that make everyday life special: a tennis court for sports enthusiasts and a swimming pool, ideal for enjoying moments of relaxation without leaving home.
The property includes a convenient cellar in the basement.
Possibility to purchase a double garage for €43,000.00.

LOCATION AND SERVICES
The property is located on Viale Casiraghi, a strategic position for reaching various areas of the city, just a few steps from Viale Fulvio Testi, an important connection to Milan and Monza.
In the immediate vicinity are schools of various levels, sports facilities, youth clubs, bars, restaurants, supermarkets, local shops, and public parking: everything you need to get through the day with ease.
A home where living means much more than living in an apartment: it means choosing a quality environment, made up of comforts, services, and pleasant experiences to share.

## Property Informations

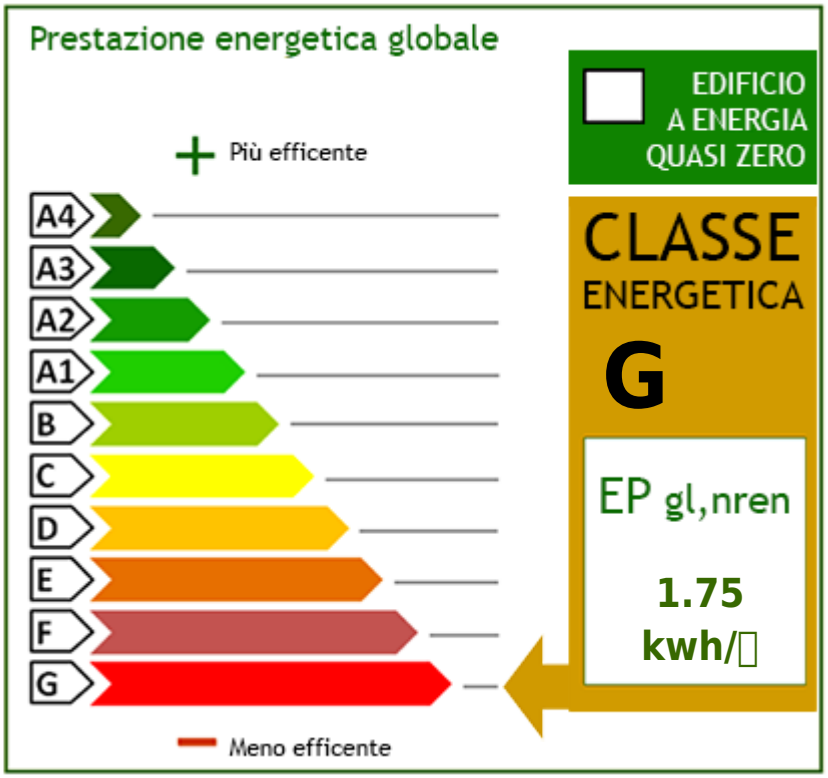
| | |
|---|---|
| **Address**: VIALE CASIRAGHI, 491 | **Zip Code**: 20099 |
| **---> Totale_mq_calpestabili <---**: 140.00 | **Bedrooms**: 2 |
| **Bathrooms**: 2 | **Rooms**: 4 |
| **State of Preservation**: Excellent | **Level**: 2 |
| **Total Floor**: 16 | **Lift**: Yes |
| **Age Construction**: 1960 | **Current Status**: Freed by the rogue |
| **Building Costs**: € 280 | **Balconies**: Present |
| **Garden**: Common | **Kitchen**: Regular Kitchen |
| **Box**: Double, 30 sq.m | |

## Features

| | | |
|---|---|---|
| Cellar | Fireplace | Air-Conditioned |
| Shower | | |

## 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 | | | |


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
G
EP gl,nren
1.75
kwh/
Meno efficente

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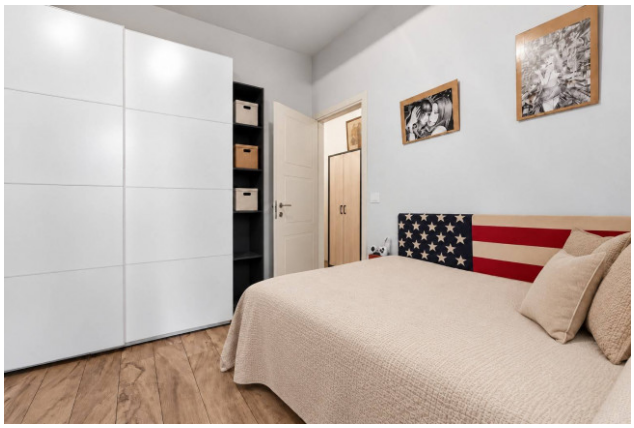

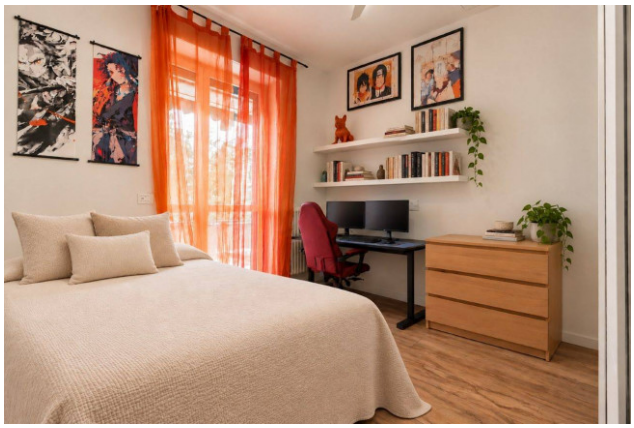

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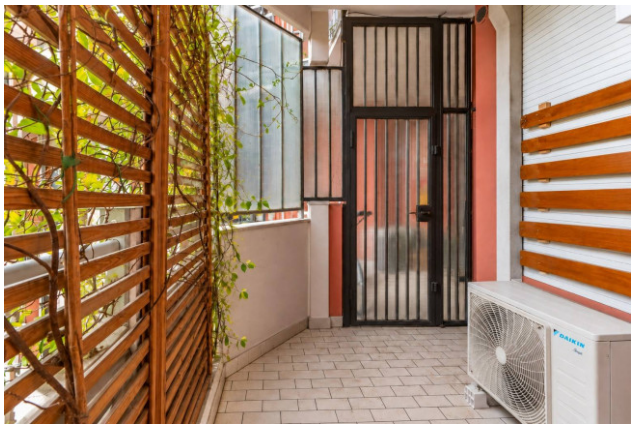

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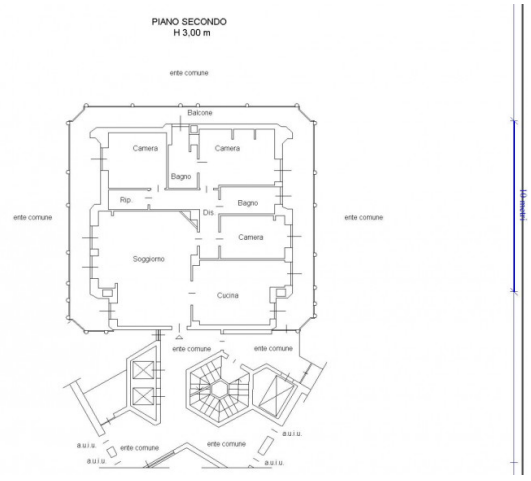


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