



900.000 Euro

## The originality of the 70s

**Milano – Via Giovan Battista Nazari 8**

Particular apartment on the 1st floor of a 70s style palace, minimal and modern architecture; fashion restaurants nearby, “intellectual” parks and a university focused on the reshaping of the city.

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## Description and curiosity

**Via Giovan Battista Nazari** is a particular point of observation for capturing the curiosities of a City that reveals itself to the eyes of whom is willing to watch and not only to see.

The apartment is located in a mid-central area, well supplied by public transportation and rich of fashion restaurants, “intellectual” parks and a university with the ambition of reshaping and revitalizing the facade of the entire city.

A few steps away we find the “**Città Studi**” university, place where young minds create innovative projects focused on the restyling of Milan from an urban and a social point of view; the **Rubin Gallery**, founded in 1997 by James Rubin e Christian Marinotti that exhibits original works of contemporary Italian and foreign artists and its object is to pay attention to excellent artistic techniques and to vanguard artistic researches. The **Spazio 900**, an important reference point for furnishing, vintage and international design where architects, young people looking for unique things meet or people who wants to find furnishing solutions away from banality.

The area offers important meeting points for culture, music and fashion. We can't miss the **Conservatorio**, founded in 1808. It is the most famous institute for music education in Italy or the **Centro Culturale Antonianum** with a library which hosts 27.000 books and that organizes meetings of literature, music and art periodically.

For the shopping and trendy places lovers, Gold is the first concept restaurant created by Dolce&Gabbana where the taste for the beauty and for the pleasure of senses melt together. You can also experience a “food shopping”, buying wine and dessert and taking them home in elegant shopping bags.

Wandering to discover the beauty of the area, we can find places for relaxing and tasting the essence of a transforming city: **Vittorio Formentano Park in Largo Marinai D'Italia** with 72.000 sq m is an explosion of green and particular trees; the **Indro Montanelli Park**, first public park of the city, was designed for public use and hosts not only monumental trees, but also **Dugnani Palace** (XXVII century), the **Civic Museum of Natural History and the Planetarium**.

For the sports alcoholics the **Tennis Club Lombardo** is located just 400 meters away and it is a prestigious club of Milan, rich of tradition and hosts important tennis games like the tennis team championship.

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## The apartment

This particular apartment is located at the first floor of a stately palace ,built during the 70s with a minimal and modern architecture.

The building, set in a mid central area of Milan, comprises just few units and offers a concierge, a double lift and “green private spaces” thanks to balconies, cover terraces and a condo garden.

The property, with a double exposure, is constituted by a double entrance, a wide living room which opens on a cover terrace, a large kitchen with a dedicated balcony, two bedrooms and two bathrooms, a utility room.

Centralized heating system, security alarm and electric rolling shutters are also included.

A cellar and a garage (a real plus for Milan) complete the apartment.

## Directions

1,5 km from the MM2 Piola subway, 2 km from the MM1 San Babila and Palestro subways.

5 km from Linate airport, 4 km from the Central and Cadorna stations.

Public transport lines: tram lines: n. 5 and n. 27; Bus lines: n. 90, 91, 92 and 93;

Railway crossings: S1, S2, S5, S6, S10.

Services close to via Nazari:

- 1 km from a branch of the City Hall
  - 2 km from the police station;
  - 100 m from the first nursery school, 300 m from the first university, 1,5 km from the Città Studi university, 4 km from Bocconi University and 5,7 km from the Catholic University of Sacred Hearth;
  - 300 m from the first supermarket;
  - 250 m from the first bank;
  - 350 m from the first pharmacy;
  - 270 m from Ophthalmic Hospital, 3 km Mangiagalli Hospital, 3 km from Policlinico Hospital, 3 km from Sacco Hospital, 3 km from Gaetano Pini Hospital, 4 km from San Giuseppe Clinic and 5,6 km from European Oncologic Institute (IEO).
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The logo for savills, consisting of the word "savills" in a lowercase, sans-serif font. The letters are dark red, and the word is set against a solid yellow rectangular background.

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