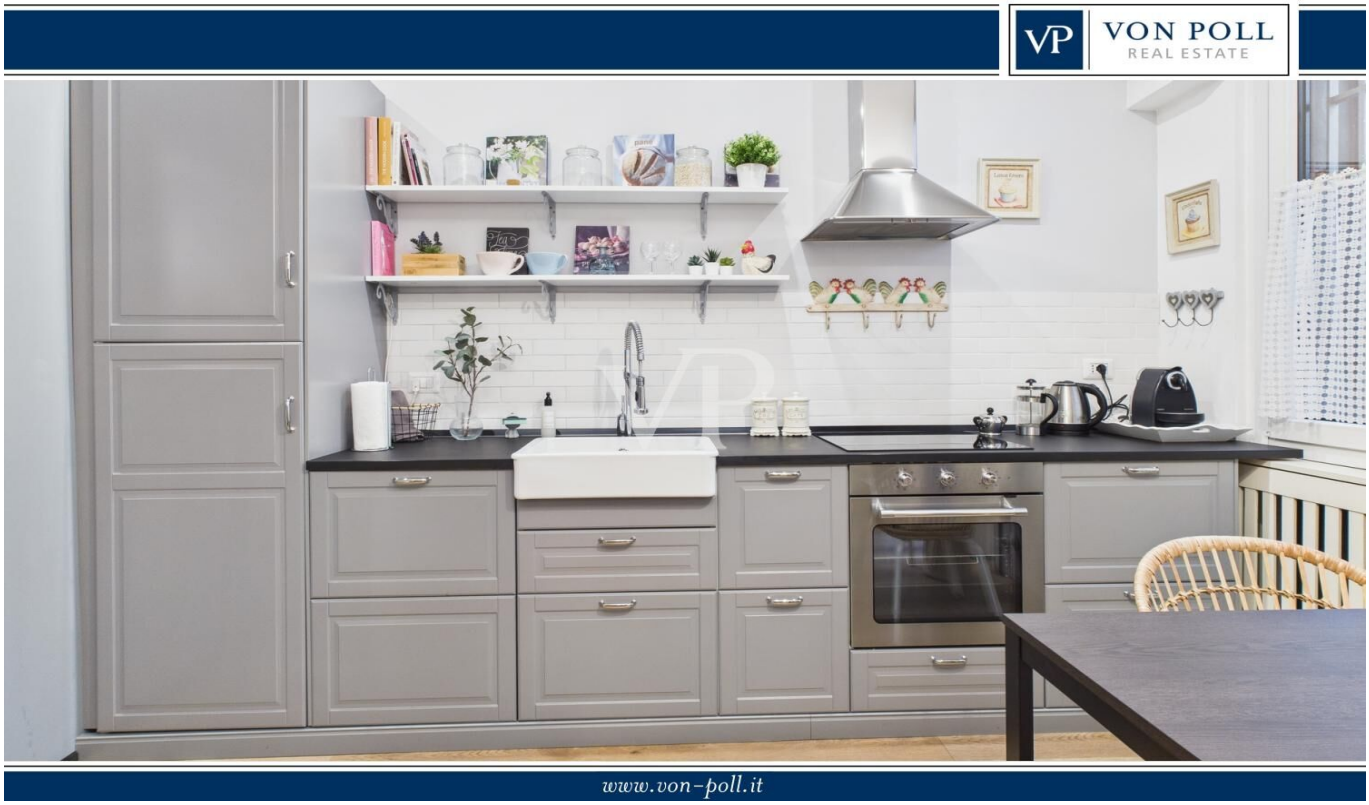
Milano – Dergano

Delightful renovated one-bedroom apartment with high profitability

Property ID: IT252942286



PURCHASE PRICE: 350.000 EUR • **LIVING SPACE:** ca. 38,6 m^2 • **ROOMS:** 2

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At a glance

Property ID	IT252942286
Living Space	ca. 38,6 m²
Available from	02.09.2025
Floor	3
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1940

Purchase Price	350.000 EUR
Commission	Subject to commission
Total Space	ca. 52 m²
Equipment	Balcony

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Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	10.07.2035
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Year of construction according to energy certificate	1941

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The property

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Floor plans

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Elegant one-bedroom apartment of 53 sqm, 200 meters from Metro MM3 (Dergano) and therefore 10 min from the Duomo.

It was completely renovated in 2023 and furnished in a practical and elegant way (new installations, parquet, soundproof fixtures, AC, security door, video intercom).

It is located on the third floor of a charming 1940s "Old Milan" style building, in a quiet interior street of the Dergano district.

Dergano retains the charm of the "old railing houses," with their communicating balconies and interior courtyards, but it is rapidly becoming a new-generation creative and residential hub, populated by designers and creatives, attracted by the post-industrial spaces converted into lofts as studios, freelancers and international smart workers, thanks to the presence of co-working, independent cafes, and fast metro connection. They are joined by new residents and investors looking for a more human and affordable alternative to downtown, taking advantage of lifestyle, food & culture at their fingertips.

The main strength is certainly related to the already active short-term rental business, which allows an annual income of about €35,000, accompanied by excellent reviews. It turns out, therefore, to be an excellent opportunity for investors who wish to take advantage of the Milanese square.

It is located on the third floor, and is very bright, as it takes advantage of the double east-west exposure). It is very quiet and airy.

A quick description of the apartment follows:
Spacious master bedroom with walk-in closet;
Living room with open kitchen, complete with appliances;
Modern bathroom with large shower
15 sqm loft;
Independent heating + Daikin AC with heat pump;
Low condominium expenses of €80/month.

Perfect for those looking for a safe investment, already in income, or for those who want to live in a convenient, quiet and well served area of Milan. Dergano is the perfect mix of Milanese authenticity, urban convenience and investment potential.

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Details of amenities

Air conditioning
Video intercom
Soundproof windows

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All about the location

Dergano, Milan's best-kept secret - Where authenticity meets innovation:
Located north of Milan's historic center, Dergano is one of the city's fastest-transforming neighborhoods, beloved by young professionals, artists, digital nomads and international investors looking for an authentic, livable and well-connected area.
Just 200 meters from the MM3 Dergano subway, Via Legnone 80 is located on a quiet side street, perfect for those seeking silence and privacy, while remaining only 10 minutes from the Duomo thanks to the direct line with no changes.
A lively food scene with local trattorias, ethnic bistros and artisanal cafeterias
Proximity to the Bovisa university hub (Politecnico di Milano) and creative hubs such as BASE and Fabbrica del Vapore
Neighborhood markets, historic stores and supermarkets of all kinds (Esselunga on the same street and Pam a 2-minute walk away)
A fast-growing real estate context:
Dergano is now one of the best value for money neighborhoods in Milan: prices still affordable compared to the center
Strong demand for short and medium rentals from students, professionals and tourists.
Neighborhood with high potential for real estate revaluation, thanks to urban regeneration plans and steady growth in services
Schools, pharmacies, gyms, clubs, and every service at your fingertips.
3.6 km from Stazione Metro Centrale, 4 km from Arena Civica and 4.2 km from Pinacoteca di Brera, The accommodation is 3.1 km from Bosco Verticale.

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Contact partner

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