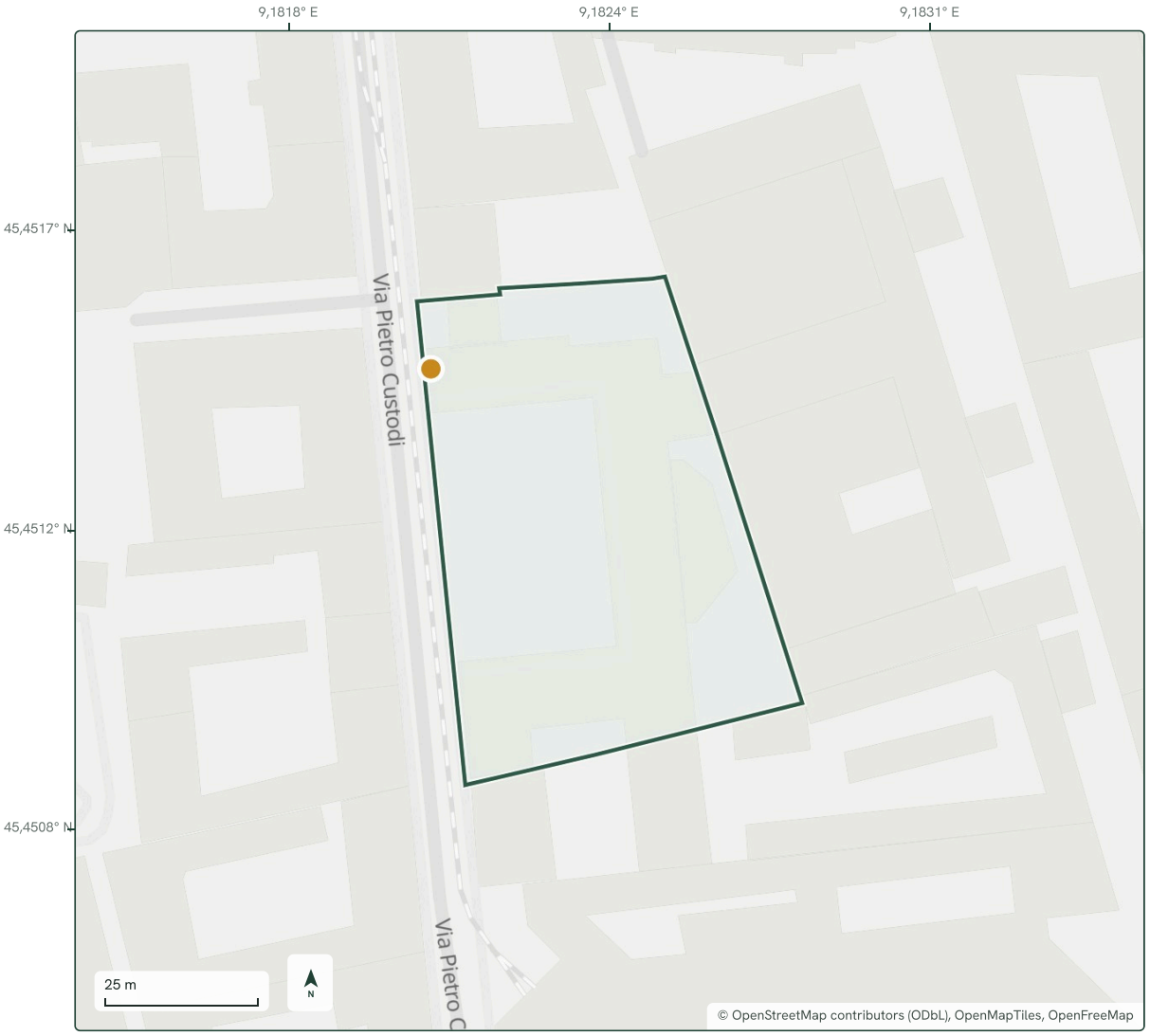
Via Pietro Custodi 3

Milano, Lombardia



Cadastral parcel boundary Position of the address

Cadastral parcel
Sheet 523, parcel 390

Surface area on the map
about 3,627 sqm

Cadastral reference
F205_052300.390

ISTAT code
015146

Cadastral code of the municipality
F205

The report describes the cadastral parcel and the building on it, from open public data. It does not describe the individual flat.

The report at a glance

34 blocks out of 36 are available for this property. On the following pages each block explains the data and states its source, licence and date.

The area in one number

01 The Vicinalia liveability index — For information
88 out of 100, very good

The parcel and prices

02 Cadastral parcel — For information
About 3,627 sqm (sheet 523, parcel 390)

03 Buildings on the parcel — For information
3 buildings, about 47% of the parcel covered

04 Price per square metre of the area — For information
4,400 - 6,400 euros per sqm

Natural hazards

05 Landslide risk — Favourable
No landslide risk zone, including within 100 m around

06 Flood risk — Favourable
No flood risk zone, including within 100 m around

07 Earthquake risk — Favourable
Low earthquake risk (zone 3 of 4)

08 How the ground under the house shakes — Not available
Not available

09 Ground movement — Favourable
The ground appears stable, -0.6 mm/year

10 Areas burnt by wildfire — Favourable
No mapped fire within 1 km

11 What floods and earthquakes cost on average — Favourable
20 - 25 euros a year of average damage (100 m² home)

12 Radon — Favourable
Municipality not in a radon priority area

Building, ground and environment

13 Age of buildings in the area — For information
Mostly built between 1961 and 1970 (50%)
2011 data, the latest published

14 Energy rating of the building — For information
Most common rating D (27 certificates)

15 Ground elevation and slope — For information
115 metres above sea level, flat ground

16 Distance from the sea and coastal erosion — Not available
Not available

17 Parks and protected natural areas — For information
No protected area within 5 km

18 Land use in the area — For information
Densely built-up urban area

19 How much is already built here — For information
Land already covered: 58.7%

20 Greenery around the home — For information
Little

21 Summer heat — For information
Among the warmer spots

22 The air you breathe — Worth considering
Too many days with PM10 particles over the limit

23 Landscape protection on the area — For information
Nearest landscape protection 90 m away

24 What the municipal plan says — For information
An already built-up area designated residential (tessuto urbano consolidato)

25 Sun and solar panels — Favourable
1,369 kWh a year for each kW of panels

Residents, services and transport

26	Who lives here **Average age 46 years in the area**	For information	
27	Income and climate of the municipality **40,237 euros average income, climate zone E**	For information	
28	Fast internet **Fibre to the home (FTTH), 300 - 2,500 Mbps**	Favourable	
29	Nearby services **8 out of 9 types of service within 500 m**	Favourable	
30	Public transport **10 stops and 12 lines within 500 m**	Favourable	
31	Cycle paths and pedestrian streets **Cycle paths within 500 m: 1.0 km**	For information	
32	Noise from roads, railway and airport **880 m from the nearest station**	For information	
33	Industry near the home **2.1 km to the nearest plant**	For information	
34	Contaminated sites in the municipality **279 Contaminated sites**	For information	

Buying guide

35	Questions to ask before buying **29 questions to ask before buying**	For information
36	Official documents and how to get them **9 documents, visura catastale free online**	For information

How to read the report

The report describes the cadastral parcel and the building, not the individual flat. Prices per square metre are ranges valid for the whole area, not an estimate of the value of this property. The risks summarise national maps and do not replace official plans or a check by a qualified professional. The full disclaimers are on the last page.

01

For information

[1] [2] [3]
[4] [5] [6]
[7] [8] [9]
[10] [11]
[12] [13]
[14] [15]
[16] [17]
[18] [19]
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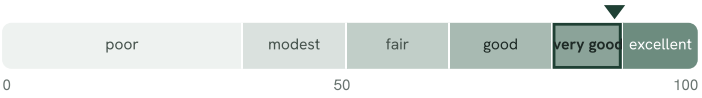
The Vicinalia liveability index

Index from 0 to 100

Index 88 out of 100: very good liveability. Strengths: natural hazard safety and noise from railways, major roads and airports.

88/100

very good liveability



Services on foot
Within 500 m schools, clinics, pharmacies and supermarkets; 267 businesses within 500 m (bars, restaurants, food shops, healthcare, sport)
99

Transport
10 stops within 500 m (tram and bus)
85

Green space
Woods, farmland and large parks (25 hectares and over): 0% within 1 km; Parco Papa Giovanni Paolo II, 2.8 hectares, 310 m away; one more park of a hectare or more within 600 m
55

Natural hazard safety
Landslides: favourable; floods: favourable; earthquakes: favourable
100

Air
Nitrogen dioxide 33.6 and fine particles PM2.5 19.8 µg/m^3, 2024 average
60

Noise from railways, major roads and airports
No railway, motorway or dual carriageway within 250 m, no main road within 100 m and no airport within 5 km
100

Local buildings
25% of buildings in poor or very poor condition (2011 census, the latest that gives building condition by area)
75

Internet connection
Up to 1,000 Mbit/s on the fixed network
100

The index is our own measure, not official data: it sums up in one number the report's data on the area, with weights and thresholds published on the method page. It measures the place, not the people: it does not use residents' income, age or origin. Two areas with the same number can be different: always look at the components. How it is calculated: https://vicinalia.com/en/liveability-index

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02

For information

[21] [22]

Cadastral parcel

Catasto

The property is on cadastral parcel sheet 523, parcel 390 in Milano: about 3,627 square metres on the map and 5 linked street numbers. The report describes the parcel and the building, not the individual flat.

Cadastral data

Municipality	Milano (015146, F205)
Sheet	523
Parcel (lot number)	390
Cadastral reference	F205_052300.390

Linked street numbers (5)

Via Pietro Custodi 3	within the parcel
Via Pietro Custodi 3/A	within the parcel
Via Pietro Custodi 3/B	within the parcel
Via Pietro Custodi 3/C	within the parcel
Via Pietro Custodi 3/D	within the parcel

Measurements from the map

Surface area on the map	**about 3,627 sqm**
Perimeter on the map	**about 248 m**
Cadastral map	**scale 1:1000, updated 15 January 2026**
Level of detail	**Parcel and building, not the individual flat**

Surface area measured from the cadastral map drawing: it is indicative and does not match the official cadastral figure.

03

For information

[23]

Buildings on the parcel

Overture Maps

Open maps show 3 buildings on the parcel, with a ground footprint of about 1,687 sq m covering about 47% of its area. The largest building has 7 floors.

Buildings on the parcel	3	Share of the parcel covered	47%
Ground footprint	about 1,687 sq m	Floors (highest number given)	7
Parcel area	about 3,627 sq m		

The buildings, largest first

Building	Footprint	Height	Floors	Map
Homes, at the address	1,461 mq	-	7	OpenStreetMap
Type not given	168 mq	-	1	OpenStreetMap
Roof shelter	65 mq	-	-	OpenStreetMap

Footprints, heights and floors come from open maps (OpenStreetMap and maps traced from aerial images by Microsoft and Google) collected by Overture Maps: some buildings may be missing or drawn roughly. Measurements are taken from the map, not from the cadastral floor plan.

04

For information

[24] [25] [26]

Price per square metre of the area

OMI

The property is in the price zone C19 (Semi-central, TABACCHI, SARFATTI, CREMA) of Milano: in H1 2026 prices for standard housing in normal condition are between 4,400 and 6,400 euros per square metre according to the Revenue Agency (OMI). This is a range valid for the whole zone, not a valuation of this property.

C19 Price zone (OMI zone), semi-central band, micro-zone 0
Tabacchi, Sarfatti, Crema

Prices from **H1 2026**

Prices by type of housing and maintenance condition

Type	Condition	Sale euros per sqm	0 4,750 9,500	Rent euros per sqm per month
Standard housing	Normal most common	**4,400 - 6,400**		14.5 - 21.9
Standard housing	Excellent	**6,500 - 9,000**		22 - 31.5
Garages	Normal most common	**1,700 - 3,000**		6.9 - 12

All ranges are on the same scale; the highlighted row is the one quoted above. These are prices for the whole zone, not the value of this property. Floor area gross.

Homes sold in a year

25,565
homes sold, the municipality of Milano

+3.3%
compared with the 12 months before (24,760)

Period from Q3 2025 to Q2 2026. Number of homes sold in the last 4 quarters published by the Revenue Agency, counting shares: selling half a home counts as 0.5 (NTN, normalised number of transactions). The most recent quarters are provisional.

Gross rental yield in the zone

2.7% - 6.0%
a year, standard housing in normal condition

Standard housing, normal	2.7% - 6.0%
Standard housing, excellent	2.9% - 5.8%
Garages, normal	2.8% - 8.5%

Calculation: rent per square metre per month times 12, divided by the sale price per square metre, for the same zone, type of housing and maintenance condition. The lowest figure uses the minimum rent and the maximum price, the highest the maximum rent and the minimum price. This is an indicative gross yield for the zone: it does not account for taxes, costs, vacant periods or the actual price of this property.

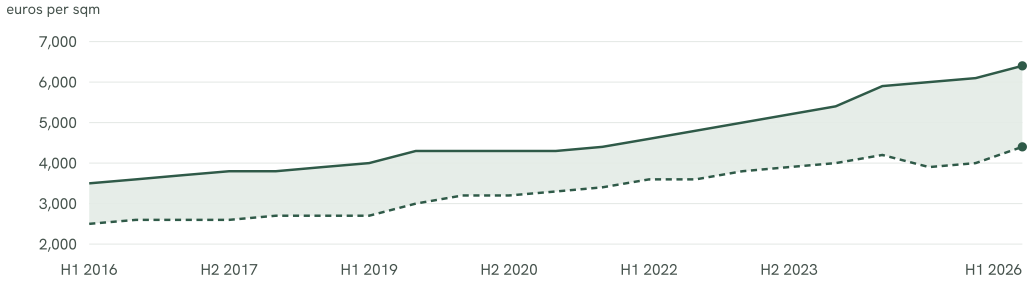
Compared with a year before

+12.8%
change in the minimum

+6.7%
change in the maximum

Standard housing in normal condition, H1 2026 compared with H1 2025

Trend over the years: standard housing



Band between the minimum price (dashed) and the maximum (solid line) from H1 2016 to H1 2026. Minimum and maximum sale prices in euros per sqm per half-year, in the most common maintenance condition in the zone. The series follows the zone code (LinkZona): it may have gaps before 2016 and after zone boundary revisions.

From the 2nd half of 2024 the Revenue Agency redrew the price zones: the comparison with earlier half-years may not be consistent.

Revenue Agency prices (OMI quotations) are ranges valid for the whole zone, for a type of housing and maintenance condition: they give an order of magnitude and do not replace a valuation of the individual property.

05

Favourable

[3] [4]

Landslide risk

PAI and IFFI

No landslide risk zone within the parcel and within 100 metres around; the national landslide inventory (IFFI) does not count any landslides less than 500 metres away. An official check relies on the river basin district authority's landslide and flood plan (PAI).

Landslide risk levels (national ISPRA map of the PAI)

P4	P3	P2	P1	AA
Very high landslide risk	High landslide risk	Medium landslide risk	Moderate landslide risk	Landslide risk to be checked, not yet classified

Solid box: risk level present within the parcel. Dashed box: level present less than 100 m away.

Landslides that have occurred and been recorded (IFFI inventory)

0	0	0	-
Landslides touching the parcel	Landslides less than 100 m away	Landslides less than 500 m away	Nearest recorded landslide

The national ISPRA map combines the river basin authorities' plans (mosaicked PAI) and has no legal value. The national landslide inventory (IFFI) lists landslides that have occurred and been recorded, without saying whether they are still active.

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06

Favourable

[5]

Flood risk

PAI and PGRA

No flood risk zone within the parcel and within 100 metres around, according to the national ISPRA map. An official check relies on the river basin district authority's landslide and flood plans (PAI and PGRA).

Flood risk levels (national ISPRA map)

P3	P2	P1
High flood risk: frequent floods, on average one every 20-50 years	Medium flood risk: infrequent floods, on average one every 100-200 years	Low flood risk: rare or extreme events

Solid box: risk level present within the parcel, with the share of the area involved. Dashed box: level present less than 100 m away.

The zones are nested within each other: a high risk (P3) area is usually also a medium (P2) and low (P1) risk area. The national ISPRA map is from 2020 and has no legal value; in some regions (for example Marche) the high-risk zones have not been delivered.

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07

Favourable

[6] [7]

Earthquake risk

Seismic zone and PGA

Milano has a low earthquake risk (zone 3 of 4) according to the Civil Protection Department (zones updated to 31 May 2025); at the address point the ground acceleration expected in an earthquake is about 0.05 g (PGA on rock, with a 10% probability of being exceeded in 50 years). The zone is used to plan the territory: designing or assessing a building requires a check by a qualified professional under the building code (NTC 2018).

Municipality's seismic zone (zones updated to 31 May 2025)

Zone 1 of 4	Zone 2 of 4	Zone 3 of 4	Zone 4 of 4
High earthquake risk	Medium earthquake risk	Low earthquake risk	Very low earthquake risk
		The municipality is in this zone	

Ground acceleration expected in an earthquake

0.05 g
At the address point (PGA), probability 10% in 50 years

0.028 - 0.058 g
Likely range (16th to 84th percentile)

2.9 km
Distance from the INGV (MPS04) calculation node, on rock or stiff soil (category A)

The municipality's seismic zone is used for planning; designing a building (NTC 2018) requires a point-specific calculation. PGA is the ground acceleration on rock with a 10% probability of being exceeded in 50 years (INGV MPS04 model from 2004; the MPS19 model is not yet used by the building code).

08

Not available

[27]

How the ground under the house shakes

Seismic microzonation, Civil Protection

The municipality of Milano has no seismic microzonation study: nobody has measured how much the ground amplifies earthquake shaking, area by area. That does not mean the ground is good, it means it is not known. The seismic zone of the municipality, in the block above, still applies.

09

Favourable

[28]

Ground movement

EGMS Copernicus

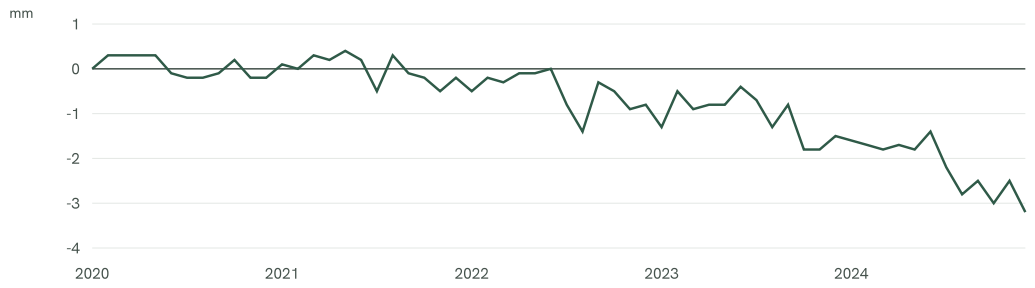
Within 250 metres of the parcel there are 25 satellite measurement points and the ground appears stable (median vertical movement -0.6 mm a year, from -1.0 to -0.3). Over 2020-2024 no noticeable ground movement was measured, but any cracks in the building should still be checked by a qualified professional.

Trend	The ground appears stable
Median vertical movement	-0.6 mm a year
From the slowest to the fastest point	from -1.0 to -0.3 mm a year
Measurement points used	25 within 250 m
Nearest measurement point	0 m away
Period measured	2020-2024

Measurement points by distance

Within	Points	Median mm/year	From - to
50 m	1	-0.4	-0.4 / -0.4
250 m	25	-0.6	-1.0 / -0.3

Vertical movement month by month, in mm



Median of the 5 nearest points, relative to the first measurement: below zero the ground has sunk.

The measurement points come from the Sentinel-1 satellites and track the movement of roofs, roads and ground to within 1-2 mm a year: they describe the trend in the area, not the condition of the individual building, which can only be established by an inspection from a qualified professional.

10

Favourable

[29] [30]

Areas burnt by wildfire

EFFIS Copernicus, law 353/2000

The parcel is not in any area burnt by wildfire mapped from satellite, and there are none within 1,000 metres. Satellites map fires from about 30 hectares upwards, smaller ones only since 2018, and the list that counts is the municipality's register of burnt areas.

The parcel is in an area burnt by wildfire	**no**
Fires mapped within 1 km	**0**
Years covered by the source	**2016-2026**

On areas burnt by wildfire, law 353/2000 bans building for 10 years and changing the use of the land for 15 years. A deed of sale drawn up within 15 years of the fire must quote the restriction: if it does not, the deed is void.

The list that counts is the municipality's register of areas burnt by wildfire (article 10 of law 353/2000), updated every year: ask the technical office for it before you sign.

The perimeters come from satellite imagery: fires from about 30 hectares upwards are mapped, smaller ones only since 2018. The series available starts in 2016: older fires do not appear here.

Distances and areas are calculated on the EFFIS perimeters, which are reconstructed from satellite imagery and are not cadastral boundaries. The report does not replace the municipality's certificate.

11

Favourable

[5] [31] [32] [33] [34]

What floods and earthquakes cost on average

ESRM20 and JRC models, INGV, ISPRA, Istat

For a 100 square metre home, floods and earthquakes here cost on average between 20 and 25 euros of damage a year. The spot is outside the flood areas of the official plans: the figure comes from earthquakes.

Average damage a year, 100 m^2 home	**20 - 25 euros; 0.11 - 0.16 per thousand of the rebuilding cost**
Floods	**outside the flood areas: 0 euros**
Earthquakes	**20 - 25 euros; 0.11 - 0.16 per thousand of the rebuilding cost**
Ground under the home	**medium ground, amplifies shaking (class C of the building code)**
Cost to rebuild it	**164,000 euros (1,640 euros per m^2, Istat prices of August 2026), cost for Milan and Rome**

The average damage a year adds up every possible damage, weighted by how likely it is: in almost every year nothing happens, now and then a lot happens. It is the figure to set beside the premium of a natural disaster insurance policy. For earthquakes the range goes from the sturdiest to the most fragile homes of the municipality; for water, where the European model does not reach, from 20 centimetres to one metre. Only damage to the building counts, not furniture, and not people. Method of the

European seismic risk model ESRM20 and of the JRC damage curves, with the official Italian hazard (INGV and ISPRA plans) and the ground classes of the 2018 building code.

Landslides are not in the figure: no open model says what they cost on average. The landslide block says whether the ground is in a risk area.

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12

Favourable

[35] [36]

Radon

Priority areas, Legislative Decree 101/2020

Milano is not among the municipalities in a radon priority area identified by Regione Lombardia in 2023; ISPRA does not report rocks with high natural radioactivity in the municipality. Radon levels vary a great deal from one building to another and can only be known by measuring, with detectors left in the home for a year, especially on ground and basement floors.

Municipality in a priority area	**no**
Act identifying the areas	**Regione Lombardia, Gazzetta Ufficiale n. 211 del 9 settembre 2023**
Radon emission estimated by ISPRA	**no estimate available for the municipality**
Area with high natural radioactivity rocks	**0%**

Radon is a natural radioactive gas that rises from the ground and builds up in enclosed spaces. The data is by municipality: the law (Legislative Decree 101/2020) requires the Regions to identify priority areas, where measurements in ground-floor and basement workplaces are compulsory.

13

For information

[8] [9]

Age of buildings in the area

Istat 2011 census

Most residential buildings in the area were built between 1961 and 1970 (50%), according to the 2011 Istat census. They are mostly reinforced concrete, most often with 4 floors or more, mostly in good condition.

> The data dates from 2011 because it is the latest Istat publishes area by area. The 2021 census counts the buildings in the area, but no longer says when they were built, what they are made of or what condition they are in.

Area considered	**2011 Istat census section no. 151460002676**
Residential buildings	**16**
Most common construction period	**1961-1970 (50%)**
Built before 1971	**88%**
Built after 1990	**13%**
Most common material	**reinforced concrete (63%)**
Most common number of floors	**4 floors or more (63%)**
Most common condition	**good (63%)**
In mediocre or poor condition	**25%**
Average dwellings per building	**15.9**

Material

Material	Buildings	Share
Load-bearing masonry	5	31%
Reinforced concrete	10	63%
Other material (steel, timber or other)	1	6%

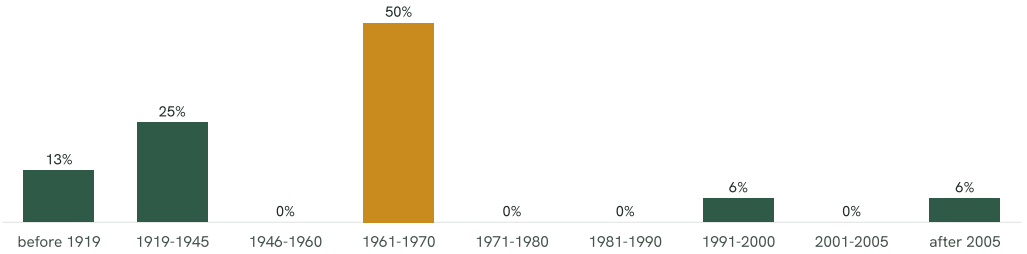
Floors

Floors	Buildings	Share
1 floor	3	19%
2 floors	2	13%
3 floors	1	6%
4 floors or more	10	63%

Condition

Condition	Buildings	Share
Excellent	2	13%
Good	10	63%
Mediocre	4	25%
Poor	0	0%

Construction period of residential buildings



Data from the 2011 Istat census on residential buildings in the area (census section), not on the individual building: the year of construction and the condition of the property should be verified in the building's own documents. Buildings built after 2011 are not counted. The periods have different lengths (2001-2005 lasts five years).

14

For information

[37]

Energy rating of the building

CENED+2 and SIPEE energy registers

The address has 27 energy certificates for flats: the most common rating is D, and 41% are rated F or G. Within 300 metres the most common rating is F, out of 750 certificates.

Certificates for flats at the address	**27**
Most common rating	**D**
Stated construction period	**1977 to 1992**
Estimated consumption, middle value	**166 kWh per m^2 a year**
Most recent certificate	**10 March 2026**
Certificates within 300 metres	**750**

Certificates by rating

Ratings	At the address	Area (300 m)
A4, A3, A2, A1 (the best)	0%	2%
B and C	4%	7%
D and E	56%	42%
F and G (the worst)	41%	48%

These are the energy performance certificates lodged with the Region since 2015, the ones made when a flat is sold, let or renovated: they describe the building through the flats that have one, not all of them. Ratings go from A4, the best, to G. The report never gives the rating of a single flat: that is on its certificate, which the seller must show from the listing onwards.

15

For information

[38]

Ground elevation and slope

TINITALY

The address point is about 115 metres above sea level. The parcel is on flat ground (average slope 0.3%, maximum 0.3%).

Elevation above sea level	**115 m**
Minimum and maximum elevation in the parcel	**115 m**
Average slope	**0.3%**
Maximum slope	**0.3%**
Type of ground	**Flat ground**
Direction the ground faces	**Almost flat ground: which way it faces matters little**
Ground roughness	**Even ground (average 0.1 m, maximum 0.1 m)**
Calculation area	**cadastral parcel**

Why the direction matters: ground facing south gets more sun and warms up and dries out sooner in winter; ground facing north stays shadier, cooler and damper, with more risk of mould on walls set against the earth. Rainwater runs off towards the side the ground faces: that side needs good drains.

Roughness measures how much the elevation changes between neighbouring cells (over about 30 metres): uneven or rugged ground makes excavation, foundations and access more expensive and makes water run off less evenly.

Elevation and slope come from the TINITALY digital terrain model (10 metre cells): they describe the natural ground, not the height of buildings, and are indicative on very small parcels.

16

Not available

[39]

Distance from the sea and coastal erosion

ISPRA coastline

The sea is about 117 km away: too far for the coast and its erosion to affect the property.

17

For information

[40] [41]

Parks and protected natural areas

Natura 2000 and EUAP

No protected natural areas or Natura 2000 sites within 5,000 metres.

Within a Natura 2000 site	**no**
Within a park or reserve (EUAP)	**no**

Distances are calculated on the official boundaries of the areas. The national list of protected areas (EUAP) is updated to 2010 and does not include areas established afterwards. The report does not replace the certificate of planning use (certificato di destinazione urbanistica) or the managing body's opinion.

18

For information

[10]

Land use in the area

CORINE Land Cover

The address is in a densely built-up urban area (at that exact point the map shows: densely built-up town centre). Within 500 metres: 100% towns, roads and built-up land.

Type of area	**Densely built-up urban area**
Land use at the address point	**Densely built-up town centre**
CORINE class	**1.1.1 Continuous urban fabric**
Year of the map	**2018**

How the surrounding land is used

Land use	Within 500 m	Within 1,000 m
Sea, lakes and rivers	0%	0%
Wetlands	0%	0%
Fields and crops	0%	0%
Woods and natural areas	0%	0%
Towns, roads and built-up land	100%	100%

Most widespread uses within 1,000 m

Class	Share
Densely built-up town centre (1.1.1 Continuous urban fabric)	74%
Residential area with more spaced-out buildings (1.1.2 Discontinuous urban fabric)	24%
Industrial, commercial or services area (1.2.1 Industrial or commercial units)	2%

Town, fields and nature around the address



Each bar is the circle around the address point: the percentages show how much of it is built up, farmed, wooded or water.

The CORINE map describes the area broadly, in patches of at least 25 hectares (about 500 x 500 metres) surveyed in 2018: it does not show the individual parcel, gardens or buildings built later.

19

For information [42]

How much is already built here

ISPRA land take

In 2024, 58.7% of the municipality was covered by buildings, roads and yards; above the Italian average of 7.2%; 7.8 hectares went back to permeable over the last year. Within 200 metres of the address, 98% of the land is already covered. Mostly buildings. Between 2023 and 2024, no land around here was newly covered.

Land already covered	**58.7%**
Covered surface	**10,668 hectares**
Last year	**7.8 hectares back to permeable**

How this municipality compares

Where	Land covered	Hectares
This municipality	58.7%	10,668
Province of Milano	32.0%	50,345
Lombardia	12.2%	291,198
Italy	7.2%	2,157,460

How it changed over the years

Year	Land covered
2019	58.3%
2020	58.4%
2021	58.5%
2022	58.6%
2023	58.8%
2024	58.7%

How built up it is around here

Around the address	Land already covered	Mostly
200 m	98.2%	buildings
500 m	90.4%	buildings

What changed nearby

Around the address	Covered	Back to permeable
500 m	0.0 hectares	0.0 hectares
1 km	0.0 hectares	0.0 hectares

Consumed land means artificially covered: not just houses, but also roads, car parks, yards, warehouses, building sites and ground-mounted solar farms. The municipality figures tell you what kind of municipality you are in; the percentage below, taken from the 10 m map, tells you how much of the circle around the address is covered. The numbers are the official ones from the Italian national monitoring by ISPRA, which measures the territory from satellite imagery at 10 metres and updates it every year.

This percentage comes from the national land take map, which classifies the country cell by cell, 10 metres to a side. It is the closest measure to the address available as open data: it tells you how much of the circle around the address is already covered, not how built up the municipality is. Cells over the sea or beyond the border are left out of the count, otherwise a seafront address would look less built up than it is.

These figures come from the points that the national monitoring marks where land changed from one year to the next. Each point is the centre of the changed area, not its outline: a large building site may have its centre just outside the radius and reach right up to the address, or the other way round. That is why we talk about what changed around the address, without claiming the exact metre.

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For information [43]

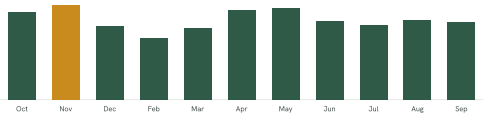
Greenery around the home

Copernicus Sentinel-2, NDVI index

Within 500 metres of the address there is little greenery: a few trees and open patches among the buildings; it stays much the same in every season. It is a measure of the colour of vegetation seen from space.

Around the address, within 500 m	**little**
Change with the seasons	**slight, much the same all year**
Months with clear skies	**11 of 12**

Month by month, around the address



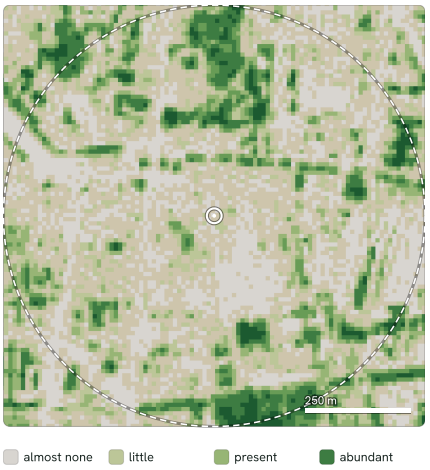


Image from September 2026. The circle marks 500 m from the address; each square is a 10 metre measurement.

The measure is the NDVI vegetation index from Sentinel-2, the European Copernicus satellite: it compares the red and infrared light reflected by the ground, and rises the more the vegetation is alive and dense. Each measurement covers a square 10 metres across, and points with cloud, shadow or snow are left out. The circle around the address tells you what the area is like: if greenery drops sharply in summer it is mostly grass or crops, if it stays high there are trees. The measurement on the plot itself only appears when the parcel is large enough, because below 2,000 square metres it would end up measuring the roads and hedges around it. Whether land can be farmed, and what may be built on it, is answered by the municipal planning scheme and by a soil survey.

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For information [44]

Summer heat

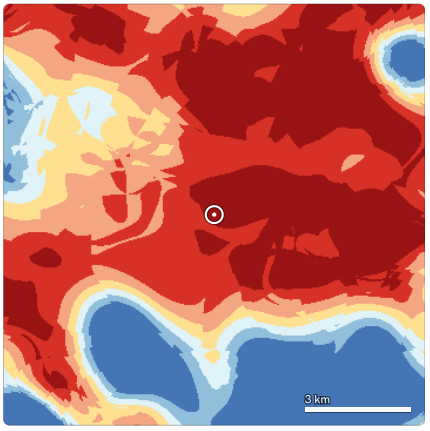
Copernicus Sentinel-3, land surface temperature

On summer days in 2026 the surface around this address reached 39.0 °C; it is among the warmer spots nearby, 0.7 °C above the average of the twelve kilometres around; within 500 metres, 90% of the ground is covered by buildings, roads and yards. This is the temperature of the surface, the heat you feel rising from tarmac in summer.

Here, summer 2026	**39.0 °C**
Within 12 km	**from 35.3 to 39.2 °C**
This spot	**warmer than 81% of the area**
Ground covered within 500 m	**90%**

Where this address sits within 12 km





Summer 2026 across the 12 km around the address, which is at the centre. The colours are

those of the band above; each measurement covers one kilometre, and the sea is not measured.

The measurement is the land surface temperature from Sentinel-3, the European Copernicus satellite, on daytime passes in June, July and August, with cloudy days left out. It is how hot the ground, the roof or the tarmac get seen from above: on an August day with 33 degrees of air temperature in the shade, tarmac reaches about fifty and grass about thirty. It is made for comparing places, which is why the block always shows the spot together with what surrounds it. Each measurement covers one kilometre across: it describes the neighbourhood, and two nearby addresses often share the same value. How hot an area gets depends mostly on how much of it is covered: where there are trees, water and open ground the surface stays cooler and releases less heat at night. What it will cost to keep the home cool then depends on the building, its orientation and its systems.

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Worth considering

[11]

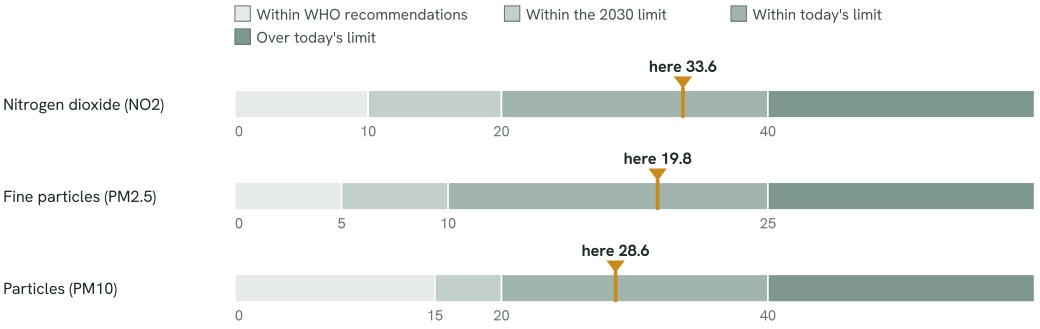
The air you breathe

EEA, air quality maps at 1 km

Here the yearly averages are within the legal limits, but PM10 particles go over the daily limit on more than the 35 days a year allowed. For nitrogen dioxide, the traffic gas, this spot is among the more polluted parts of the municipality of Milano.

Data	**yearly average 2024, over a 1 km square**
Days with PM10 particles over the limit	**more than the 35 allowed in a year**
Nitrogen dioxide in the municipality	**from 17.6 to 37.9 µg/m^3, half below 28.4**

This address and the thresholds, in micrograms per cubic metre (average 2024)



These are estimates by the European Environment Agency: they combine readings from monitoring stations, a model of the atmosphere and data on roads, housing and weather, and give the yearly average over a square one kilometre across. Next to a very busy road nitrogen dioxide can be higher, in an inner courtyard lower. Today's legal limits: Legislative Decree 155/2010; limits from 2030: Directive (EU) 2024/2881; recommendations: WHO guidelines 2021.

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For information

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Landscape protection on the area

SITAP, artt. 136 e 142

No landscape protection applies to the area around the property; the nearest one is an area of outstanding public interest declared by decree (art. 136), about 90 metres away. The map is a survey, not a certificate, and its stated accuracy is 25 metres (scale 1:25.000): it describes the area, not the individual property, and only the heritage office (Soprintendenza) can give a definite answer.

Landscape protection on the area	**no**
Common land rights (usi civici)	**no**
Protected areas within 500 m	**2**

Protected areas within 500 m

Protection	Reference	Distance
Ambito tra Naviglio Grande e Pavese in Comune di Milano (an area of outstanding public interest declared by decree)	art. 136	90 m away

Protection	Reference	Distance
Area di Porta Ticinese e Parco delle Basiliche in Comune di Milano (an area of outstanding public interest declared by decree)	art. 136	210 m away

Boundaries are drawn at a scale of 1:25.000, with a stated accuracy of 25 metres: this block says whether the area around the property is affected, not whether the individual building or part of it is.

SITAP is a survey, not a certificate. To know for certain whether a property is protected, ask the heritage office (Soprintendenza) for the area, or the council together with the certificate of planning use (certificato di destinazione urbanistica).

This block covers landscape protection (articles 136, 142 and 157 of the Italian heritage code). Listing as a cultural asset under article 10, the designation that gives the State first refusal on a sale, is checked with the heritage office (Soprintendenza).

The map is published region by region and is not complete: Valle d'Aosta, Trentino-Alto Adige, Marche, Molise and Sicily are missing, and in the other regions not every type of protection has been submitted. Where the data is missing the report says so, instead of saying there is no protection.

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For information

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What the municipal plan says

PGT, PI, PRGC: mosaics of municipal plans

The parcel is entirely in an already built-up area designated residential (tessuto urbano consolidato), in the historic centre (plan published on 5 February 2020). Landscape sensitivity is very high: exterior works need a landscape assessment.

Municipal plan	**PGT published on 5 February 2020**
What the parcel is for the plan	**An already built-up area designated residential (tessuto urbano consolidato)**
Historic centre	**yes (nucleo di antica formazione)**
Landscape sensitivity	**very high (class 5 of 5)**
Geological feasibility	**class 2 of 4, with modest limits**
Buffer zones	**none on the parcel**

Municipal sheets

Sheet for the area: an already built-up area designated residential (tessuto urbano consolidato):
https://www.cartografia.servizirl.it/schede_pgt/015146/015146_20200205_AU_23.pdf
Landscape sensitivity sheet: https://www.cartografia.servizirl.it/schede_pgt/015146/015146_20200205_SP_206.pdf

From the mosaic of municipal plans published by the Region or Province (the source is below the section), which gathers the plan zones of every municipality. It is a summary: the precise rules (heights, volumes, distances, uses allowed) are in the rules of the municipal plan. The binding document is the planning use certificate (certificato di destinazione urbanistica), required to sell land and worth requesting for a home too if you want to extend it or change its use.

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Favourable

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Sun and solar panels

PVGIS

Here, 1 kW of solar panels (about 5 square metres), tilted 39 degrees and south-facing, would produce about 1,369 kWh of electricity a year (PVGIS estimate). The roof of the building could take about 177.5 kW of panels, producing about 195,529 kWh a year and paying back the cost in about 13 years (rough estimate).

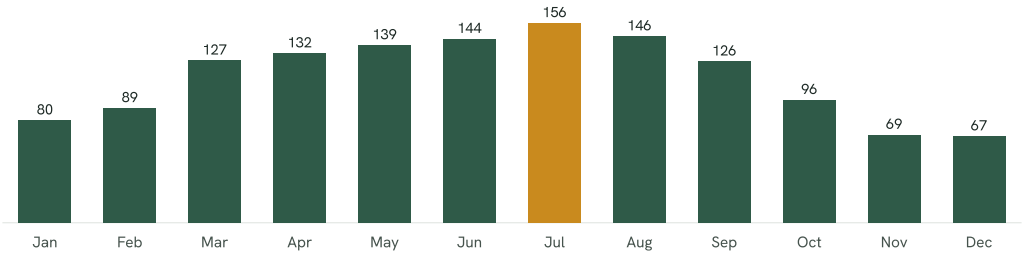
1,369 kWh a year for each kW of panels

About 3.75 kWh a day on average. Assumptions: 1 kW system, crystalline silicon, system losses 14%, panels on a free-standing structure, with the best tilt and orientation.

Best tilt	**39 degrees**
Orientation	**south-facing (azimuth 4 degrees)**
Sunlight reaching the panels	**1,764 kWh/sqm a year**

Variability from year to year	about 66 kWh
Altitude	122 m
Shadow of the mountains	accounted for
Weather data	PVGIS-SARAH3 2005-2023

Energy produced month by month, kWh for each kW of panels



Estimate for 1 kW of panels (1 kWp) with the best tilt and orientation, taking into account mountains on the horizon. The output on the actual roof slopes is in the roof section below. It does not account for shadows from nearby buildings, landscape restrictions or condominium rules.

Panels on the roof of this building: rough estimate

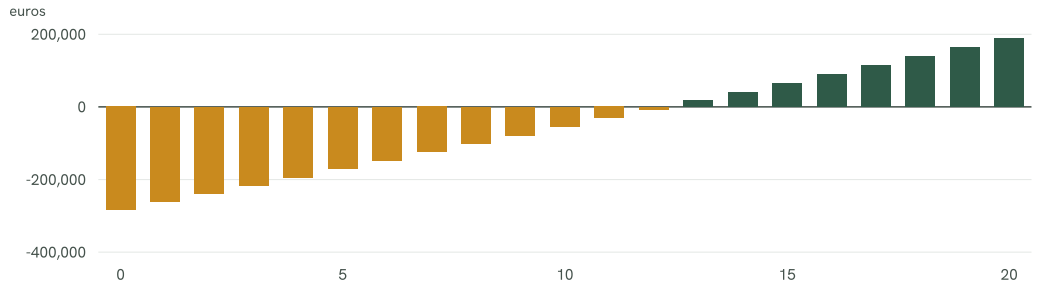
Roof of the building at the address

Roof on the map	about 1,457 sq m
Roof shape	pitched, two slopes facing west and east (worked out from the footprint)
Where the panels go	slope facing west, about 1,129 kWh per kW a year; slope facing east, about 1,074 kWh per kW a year
Area usable for panels	about 1,067 sq m
Panels that fit	about 177.5 kW
Energy produced in the first year	about 195,530 kWh

Cost of the system	about 284,000 euros
Saving in the first year	about 25,220 euros
Years to pay back the cost	about 13 years
Net gain over 20 years, in today's money	about 65,400 euros
Cost of each kWh produced over 25 years	0.10 euros

Assumptions of the estimate: panels on 70% of the slopes facing the sun (north-facing ones are left out); 6 sq m of roof for each kW; cost of 1,600 euros per kW, VAT included, no battery; on larger systems the price per kW drops; 35% of the energy used at home; at most 1,200 kWh a year used at home, the rest sold to the grid; energy bought at 0.29 euros per kWh (ARERA price, II trimestre 2026); energy sold to the grid at the market price of 0.1280 euros per kWh (zonal price, I trimestre 2026); the GSE guarantees a minimum of 0.0475 euros per kWh in any case; energy prices rising by 1% a year above inflation; discount rate of 3% a year; panels losing 0.5% of output a year; maintenance at 1% of the cost a year; system lasting 25 years.

Money spent and saved year by year, in euros (below zero until the cost is paid back)



Rough estimate, not a quote: it starts from the roof as drawn on open maps and from average prices, with no tax relief and no battery. The slopes are worked out from the footprint, not measured, and it does not account for shadows, restrictions or condominium rules: in a block of flats the roof belongs to everyone and a system must be agreed at the owners' meeting. A quote needs a site visit: only that gives the real cost, and on a large roof it is probably lower than this one.

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Who lives here

Istat census

In the property's area (Istat census tract) there were 409 residents at the end of 2023, with an estimated average age of 46: 23% are over 65 and 12% are foreign nationals. Between 2011 and 2021 residents of Milano went from 1,242,123 to 1,349,930 (+8.7%, estimate for the whole municipality).

Residents at 31 December 2023

Figure	Property's area	Municipality
Residents	**409**	1,371,499
Men	**188**	666,980
Women	**221**	704,519
Residents per km^2	**12,984**	7,542
Estimated average age	**46 years**	45 years
Under 15	**8%**	12%
Over 65	**23%**	22%
Over 75	**14%**	13%
Dependency ratio	**47**	52
Employed, aged 15 to 64	**67%**	71%
Foreign nationals	**12%**	20%
Households	**262**	743,276
People per household	**1.56**	1.85
People living alone	**70%**	56%
Homes	**394**	827,648
Homes with no residents	**35%**	13%
Graduates	**49%**	32%

The area is Istat census tract 151460002676.

Municipal residents over the years

+8.7%

between 2011 and 2021, estimate for the whole municipality

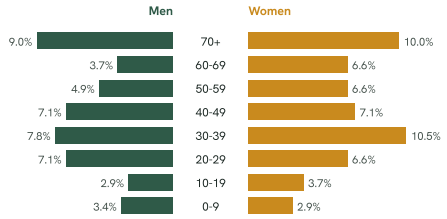
Residents in 2011	**1,242,123**
Residents in 2021	**1,349,930**

Average age estimated from five-year age bands (anyone aged 75 or over is counted as 80): Istat does not publish it by census tract.

Dependency ratio: how many people under 15 or over 64 there are for every 100 people aged 15 to 64 (the higher it is, the more children or older people the area has compared with people of working age). Employed: share of residents aged 15 to 64 who work. Density: residents divided by the area of the tract or municipality, including parks, countryside and water.

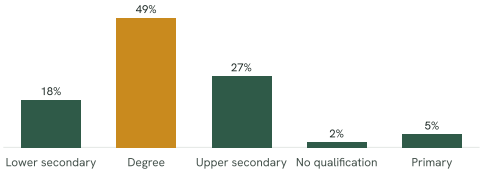
The 2011-2021 trend is calculated on the municipality total, because the 2011 and 2021 census tracts have different boundaries and cannot be compared one by one. It is an estimate; between 2021 and 2023 Istat also redid the assignment of households to tracts.

Ages of men and women in the property's area

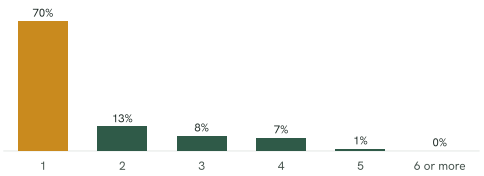


Each bar is the share of all residents, by ten-year age band.

Education (residents aged 9 and over) in the property's area



Households by number of members in the property's area



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For information

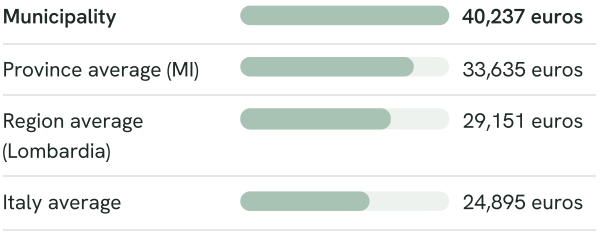
[51] [24]
[52]

Income and climate of the municipality

IRPEF and climate zone

In Milano people who declare an income have an average taxable income of 40,237 euros a year (2024 income), 20% above the province average and 38% above the region average. The municipality is in climate zone E (the 5th of 6 from the warmest, 2,404 degree days), with heating allowed from 15 October to 15 April, up to 14 hours a day.

Average taxable income per taxpayer, 2024 income



Average taxable income in the municipality	**40,237 euros**
Province average (MI)	**33,635 euros (municipality +20%)**
Region average (Lombardia)	**29,151 euros (municipality +38%)**
Italy average	**24,895 euros (municipality +62%)**
Average total income in the municipality	**41,865 euros**
Income differences (Gini index, estimate)	**0.54 (0 = all incomes equal, 1 = largest difference)**
Taxpayers in the municipality	**1,052,520**
Income year	**2024**
Years of average income for a typical home	**from 8.4 to 12.2 years**
Price of a typical 80 m^2 home in the area	**from 352,000 to 512,000 euros**
Prices used	**Standard housing, normal condition, zone C19 (H1 2026)**
Climate zone	**E (the 5th of 6 from the warmest)**
Degree days	**2,404**
Heating allowed	**15 October - 15 April, up to 14 hours a day**
Elevation of the municipality's town hall	**122 m above sea level**

What a home costs compared with incomes

from 8.4 to 12.2 years

years of average income for 80 m^2 at local prices

Climate and heating

Zone E

the 5th of 6 from the warmest, 2,404 degree days

Heating allowed: 15 October - 15 April, up to 14 hours a day

The average taxable income is the sum of taxable income declared by residents of the municipality divided by the number of people with a taxable income. It covers the whole municipality, not the people living in this building.

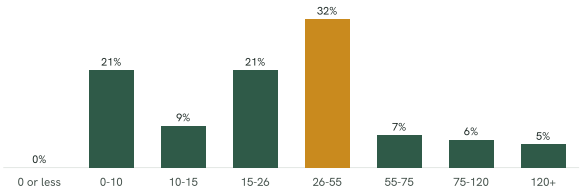
Taxpayers in the municipality by band of total income (declared income before deductions). Where the Ministry does not publish a band because it covers few people, the number is worked out as the difference from the total and marked with an asterisk; if more than one band is unpublished, they are shown together.

The Gini index measures how different incomes are: 0 if everyone declares the same, 1 if all income belongs to one person. It is an estimate calculated from the income bands as if everyone in a band declared the band average: differences within each band are not visible, so the true value is a little higher. Calculated this way, it is between 0.32 and 0.45 in most Italian municipalities.

Years of average income: the price of a typical 80 m^2 home at the lowest and highest prices for the area from the Italian Revenue Agency (OMI), divided by the average total income of people filing tax returns in the municipality. It is not the price of this home nor an estimate of its value: it compares the area's prices with the municipality's incomes. Average income is per taxpayer, not per household (a household may have two or more incomes), and it ignores tax, mortgage, savings and expenses.

The climate zone (from A, the warmest, to F, the coldest) and the degree days set by law the period and hours in which heating can be switched on. More degree days mean colder winters and, for the same home, more spent heating it.

Taxpayers by total income, in thousands of euros



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Favourable

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Fast internet

AGCOM Broadband Map

At the address (within 30 metres) fibre to the home (FTTH) is available with an expected download speed between 300 and 2,500 Mbps, according to coverage declared by operators to AGCOM. No FWA (fixed wireless access) network covers the point.

Best fixed network	**Fibre to the home (FTTH)**
Expected download speed	**300 - 2,500 Mbps**
Second fixed network	**Fibre to the home (FTTH), 300 - 2,500 Mbps**
Fibre-to-the-home operators	**TIM Wholesale, Open Fiber**
Cells with fibre to the home within 100 m	**33 of 36**
FWA networks (fixed wireless) on the point	**0**
AGCOM data updated to	**30 July 2026**

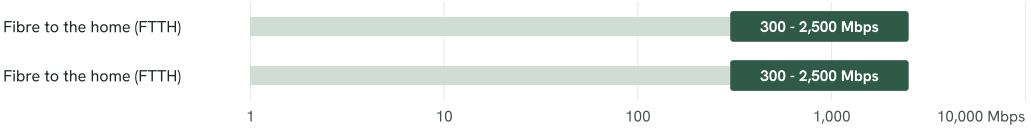
300 - 2,500 Mbps

Fibre to the home (FTTH)

Coverage and speed declared by operators to AGCOM for 20-metre cells: they show the best technology available in the address area, not the active line or the actual speed of the individual flat. Check with operators for the offer at your own street number.

FWA (fixed wireless access) is wireless internet from a fixed antenna on a roof or balcony: an alternative where fibre does not reach.

How fast internet is here, for downloads



The scale goes up in tens: each line is worth ten times the one before. Each bar is the maximum speed range declared for that network.

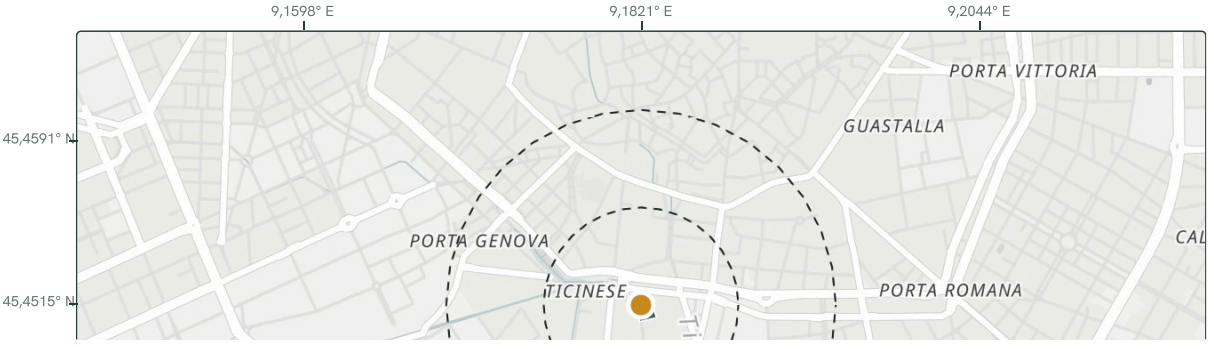
29

Favourable

[13] [14] [15] [16]

Nearby services

Within 500 metres: 14 supermarkets or grocery shops, 4 pharmacies and 7 schools; 8 out of 9 types of service are present at that distance. All types of service have at least one point within 1 km (schools, hospitals and pharmacies from official ministry lists, the rest of the data from Overture Maps).





Cadastral parcel boundary · Position of the address · Straight-line distances: 500 m and 1 km

Services by type

Type	Within 500 m	Within 1 km	Closest	Distance	0 500 m 1 km
Sport	12	57	Milan Pole Dance Studio	176 m	
Parks and green spaces	2	10	Parco Vetra	448 m	
Healthcare	7	63	Ortopediamary	29 m	
Schools	7	31	Prim. Piolti de Bianchi Gaspara	268 m	
Pharmacies	4	22	Ticinese	149 m	
Hospitals and clinics	0	2	Irccs Ospedale Capitanio	785 m	
Stations and transport	1	7	Noleggio Minibus con conducente - Avantgarde	272 m	
Eating out	230	798	Levino	11 m	
Supermarkets and grocery shops	14	35	Pam Local	139 m	

Closest from official lists

Schools

Prim. Piolti de Bianchi Gaspara (primary school)	**268 m**
Scuola dell'Infanzia Comunale Via Gentilino4 (nursery school)	**325 m**
Istituto Tecnico e Liceo -G. Feltrinelli (upper secondary school)	**337 m**

Within 1 km: nursery school 9, primary school 8, lower secondary school 5, upper secondary school 9

Pharmacies

Ticinese (standard pharmacy)	**149 m**
Faram (standard pharmacy)	**290 m**
Calatafimi (standard pharmacy)	**303 m**

Hospitals and clinics

Irccs Ospedale Capitanio (private research hospital (irccs), 80 beds)	**785 m**
Istituto Ortopedico Gaetano Pini - Milan (public hospital run by the local health authority, 303 beds)	**953 m**
Fondaz.irccs Ca' Granda - Ospedale Maggi (research hospital run by a foundation (irccs), 1067 beds)	**1.5 km**

Schools (register of the Ministry of Education and Merit), pharmacies and hospitals (Ministry of Health) come from official lists, positioned on the street numbers of the declared address: a site with a badly written address may be missing.

Points of interest from Overture Maps, from commercial and collaborative sources: completeness and how up to date it is vary from area to area, services may be missing or closed businesses may still appear. Straight-line distances. Overture Maps data from 2026-09-23.1, minimum confidence of the points 0.7.

Businesses in this building

Biolaser	hairdresser or beauty salon
Fondaco Aste	shop
Milena Dias Hair Experience	hairdresser or beauty salon

Shops, offices and venues registered on the parcel in Overture Maps points of interest: some may be missing or already closed.

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Favourable

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Public transport

GTFS

Within 500 metres there are 10 stops with 12 lines (5 tram, 7 bus). The closest is P.za Ventiquattro Maggio, about 120 metres away.

Lines stopping within 500 m

Bus 7 lines	59 71 79 N15 N25 N26 NM4
Tram 5 lines	3 9 10 14 15

Stops within 500 m (10)

Stop	Distance	Lines
P.za Ventiquattro Maggio	119 m	tram 14, tram 10, tram 9, tram 3, bus NM4, bus N26, bus N25, bus N15, bus 71
V.le Col di Lana	131 m	tram 14, tram 9, bus NM4, bus N26, bus N25, bus N15, bus 71
unnamed stop	179 m	tram 14
P.za S. Eustorgio	283 m	tram 3
P.ta Lodovica	333 m	tram 15, tram 14, tram 9, bus NM4, bus N26, bus N25, bus 79, bus 71, bus 59
C.so S. Gottardo Via Lagrange	335 m	tram 3, bus N15, bus 71
Castelbarco	404 m	tram 15, bus 79, bus 71, bus 59
Via Tabacchi Via Balilla	453 m	bus 59
C.so Italia Via Lusardi	454 m	tram 15, bus N15
Via Vigevano V.le Gorizia	477 m	tram 14, tram 10, tram 9, bus NM4, bus N26

Timetables consulted: ATM Milano (valid from 14 September 2026 to 19 October 2026); Trenord (valid from 26 July 2026 to 12 December 2026). Stops and lines from timetables published by transport operators in an open format (GTFS), straight-line distances. Lines are those scheduled at the time the data was last updated.

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For information

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Cycle paths and pedestrian streets

OpenStreetMap

1.0 km of cycle paths within 500 metres, the nearest 120 metres away. Nearest pedestrian street: Piazza Sant'Eustorgio, 230 metres away.

Cycle paths within 500 m	**1.0 km**
Cycle paths within 1 km	**1.7 km**
Nearest cycle path	**120 m**
Nearest pedestrian street	**Piazza Sant'Eustorgio, 230 m**
Nearest home zone with restricted traffic	**none within 0.5 km**
Address on a pedestrian street	**no**

Cycle paths, pedestrian streets and home zones come from the OpenStreetMap map: it is very complete in cities, less so in villages. Only proper cycle paths count: cycle lanes painted on the road cannot be told apart in the data. Home zones are streets where cars and pedestrians share the space at walking pace.

Limited traffic zones (ZTL) are not in any national open dataset. Ask the town hall whether the address is inside a ZTL, whether residents get a permit, when you can drive through and where you can park.

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For information

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Noise from roads, railway and airport

DPR 459/1998 and DPR 142/2004

Nearest railway tracks 850 metres away (Cintura sud di Milano); nearest motorway or dual carriageway: Cavalcavia Maggi, 1.5 km away; nearest main road: Viale Tibaldi, 750 metres away; nearest station: Milano Tibaldi - Bocconi, 880 metres away; nearest airport: Milano Linate, 6.1 km away. The distances say how close the source of noise is, not how much noise reaches the house: traffic, barriers and buildings in between all matter. Railways and roads come from the OpenStreetMap map and are measured from the drawn line, not from the edge of the carriageway.

What	Which one	Distance
Railway tracks	Cintura sud di Milano	850 m
Motorway or dual carriageway	Cavalcavia Maggi	1.5 km
Main road	Viale Tibaldi	750 m
Railway station	Milano Tibaldi - Bocconi	880 m
Airport	Milano Linate	6.1 km

The 100 and 250 metre bands are the statutory ones around railways, motorways and dual carriageways (Presidential Decrees 459/1998 and 142/2004): inside them, higher noise limits apply. For main roads the limits depend on the type of road, which the map does not say: here there is only the distance. Airports have no statutory radius: each airport committee sets its own noise zones, so here we only say how close it is. Railways and roads come from the OpenStreetMap map, the station from the transport operators' official timetables, the airport area from the European land cover map.

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Industry near the home

European E-PRTR and IED register

Within 1,000 metres of the address there are none; there is one within 3,000 metres; the nearest is A2A Calore & Servizi - Impianto Tecnocity, 2,070 metres away. These are the large plants reported to the European register, not every business.

How many there are

Around the address	Plants
1 km	0
3 km	1

The nearest plants

Plant	Activity	Distance
A2A Calore & Servizi - Impianto Tecnocity	electricity or heat generation	2.1 km

This block lists the large industrial plants that European law requires to report themselves: power stations, refineries, steelworks, cement works, chemicals, paper mills, landfill sites, incinerators, wastewater treatment plants and intensive livestock farms. The list stops at the European thresholds: workshops, body shops and small industrial units stay outside it. The position is the one declared by the operator and it is a single point: for a large site the boundary can be much closer than the point shown, and in some cases the point is the registered office rather than the plant. That is why the report keeps only the plants that fall inside the municipality they declare, and drops points where several different companies pile up. From the source the report passes on what it holds: that the plant exists, what it does and how far away it is. How much it pollutes and how loud it is are measured by the regional environmental agency (ARPA).

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Contaminated sites in the municipality

Regional registers and ISPRA MOSAICO

The municipality of Milano has 279 sites recognised as contaminated; 1006 more have been cleaned up. The list covers the whole municipality: the register publishes the municipality and the street, not a position.

Contaminated sites	**279**
Sites cleaned up	**1,006**
Site of national interest (SIN)	**none within 1 km**

Which ones

Site	Type	Where
A2A Servizi, Centrale Famagosta	aree industriali in attività	via Rosa Bianca 2
Agip P.v. 2374	impianti di stoccaggio o adduzione carburanti	piazzale Brescia 10
Agip P.v. N.54367	impianti di stoccaggio o adduzione carburanti	via Gallarate 391
Aler - Piano di Zona Zama/Salomone	altri siti non meglio specificati	vie Zama/Salomone
Amsa Insediamento di Via Primaticcio 205	altre operazioni di gestione rifiuti	via Primaticcio 205
Ansaldo	aree industriali dismesse	via Tortona 37/39
Ansaldo A2 Viale Sarca 336	aree industriali dismesse	viale Sarca 336
Api P.v. di Via Rucellai Ang. Via Breda	impianti di stoccaggio o adduzione carburanti	via Rucellai Bernardo 50

The list shows the first 8 in alphabetical order.

The register of contaminated sites is kept by each Region: these are areas where a survey found pollution above the legal thresholds, or is looking for it, and where a clean-up procedure is open or has been closed. A site marked as cleaned up is a closed case, certified by the authority. To find out whether an area really affects the property you are buying, ask the municipality or the regional environmental agency (ARPA), which hold the file. Regione Lombardia publishes the municipality and a hand-written address, not a position: that is why the count stays at municipality level.

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[56] [6] [7]
[8] [9] [47]
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Questions to ask before buying

Checklist

29 questions to ask before buying, split by who can answer them: seller, condominium administrator, professional, estate agency, notary and municipality. They come from this report's data and from checks useful in any purchase; they are not legal or professional advice.

To the seller

6 questions · The owner, directly or through whoever is handling the sale.

- [ ] **Can the up-to-date cadastral extract (visura) and floor plan (planimetria) for the flat be provided, showing the sub-unit, category and cadastral value (rendita)?**
  The report identifies the parcel (sheet 523, parcel 390) but not the individual flat, and the cadastral floor plan can only be requested by someone with rights over the property or their delegate.
  From the section **Cadastral parcel**

- [ ] **Can the property's energy performance certificate (attestato di prestazione energetica, APE) be provided, showing the energy class?**
  The seller makes the APE available from the start of negotiations and hands it to the buyer; sale listings must show its energy class (Legislative Decree 192/2005, art. 6).
  For any purchase

- [ ] **Are the systems' certificates of conformity and the boiler logbook with its periodic checks available?**
  These documents show who installed the systems, when, and what checks have been carried out since.
  For any purchase

- [ ] **Will the property be vacant at completion (rogito) or is it let? Are there any contracts or people occupying it?**
  A tenancy agreement with a certified date before the sale remains valid for the new owner too (art. 1599 of the Civil Code).
  For any purchase

- [ ] **Has any work been done using tax incentives (renovation bonus, ecobonus, sismabonus, superbonus) with instalments still unused? Who will use them after the sale?**
  Unless the parties agree otherwise, unused deduction instalments pass to the buyer (art. 16-bis of the Consolidated Income Tax Act).
  For any purchase

- [ ] **Can the home be viewed at different times, for example in the evening or at the weekend, to hear noise and see light and traffic?**
  The report describes the area using public data but does not measure noise, traffic or light in the rooms.
  For any purchase

To the condominium administrator

10 questions · For buildings with multiple owners: costs, works and documents relating to the common areas.

- [ ] **Has the condominium carried out or approved anti-seismic work using the sismabonus tax incentive? Is the work finished and the paperwork closed?**

  Milano has a low earthquake risk (zone 3 of 4), and the sismabonus tax incentive covers buildings in seismic zones 1, 2 and 3.

  From the section **Earthquake risk**

- [ ] **Does or did the building contain asbestos materials (eternit roofing, flues, tanks, vinyl flooring)? Have they been checked or removed?**

  According to the 2011 Istat census, 88% of residential buildings in the area were built before 1991; asbestos has been banned in Italy since 1992.

  From the section **Age of buildings in the area**

- [ ] **Does the building have a lift and a step-free entrance? If not, has the condominium ever discussed installing them?**

  88% of residential buildings in the area were built before 1991 (Istat 2011), and the rules on accessibility for new buildings have applied since 1989.

  From the section **Age of buildings in the area**

- [ ] **What condition are the facade, roof, balconies and common areas in? Is any major maintenance work planned?**

  In 2011, 25% of residential buildings in the area were in poor or very poor condition (Istat).

  From the section **Age of buildings in the area**

- [ ] **Can solar panels be installed on the roof or common areas? Does the condominium rulebook or any restrictions limit this?**

  At this address, 1 kW of well-oriented panels would produce about 1,369 kWh a year (PVGIS).

  From the section **Sun and solar panels**

- [ ] **Does fibre to the home already reach inside the building? If not, have operators asked to bring it in?**

  According to what operators declare to AGCOM, the address area has fibre to the home (FTTH); the offer for the individual street number is confirmed with the operators.

  From the section **Fast internet**

- [ ] **How much have heating and hot water cost over the last two winters? Is the system centralised or independent, and can it be adjusted room by room?**

  Milano is in climate zone E (the 5th of 6 from the warmest, 2,404 degree days); heating allowed: 15 October - 15 April, up to 14 hours a day.

  From the section **Income and climate of the municipality**

- [ ] **How much were the ordinary condominium charges over the last year? Has the seller paid all instalments?**

  The buyer is jointly liable with the seller for unpaid condominium charges from the current year and the previous one (art. 63 of the implementing provisions of the Civil Code).

  For any purchase

- [ ] **Is any major work already approved or under discussion (facade, roof, lift, systems)? How much does it cost and over what instalments?**
  Who pays for work approved before the sale can be set out in the preliminary contract.
  For any purchase

- [ ] **Can the condominium rulebook and the minutes of recent meetings be read? Are there any ongoing legal disputes involving the condominium?**
  The rulebook and minutes show what is allowed in the building (pets, short-term lets, use of the premises) and what expenses are coming up.
  For any purchase

To your own professional

5 questions · A surveyor, architect or engineer chosen by the buyer, who can view the home and the documents.

- [ ] **Are the electrical, gas and water systems original or have they been redone? What condition are they in?**
  According to the 2011 Istat census, 88% of residential buildings in the area were built before 1971; the age of the individual building is confirmed in its documents.
  From the section **Age of buildings in the area**

- [ ] **What state of repair is the property in, and how much would the work needed before moving in cost?**
  The zone's price range applies to normal condition: work still needed or already done changes the comparison.
  From the section **Price per square metre of the area**

- [ ] **Does the cadastral floor plan match the flat's actual layout (walls, doors, windows, verandas, mezzanines)? If there are differences, how is it updated and how much does that cost?**
  In the deed of sale of a building, the seller declares that the cadastral data and floor plan match the actual state of the property (Law 52/1985, art. 29).
  From the section **Cadastral parcel**

- [ ] **Does the property's current state match the building permits filed with the municipality (licences, permits, amnesties, occupancy permit)? Is there any unpermitted work that needs to be regularised?**
  The report does not contain building permit records: these are held by the municipality and can be consulted with a freedom-of-information request (accesso agli atti).
  From the section **Cadastral parcel**

- [ ] **In the historic centre, what works does the plan allow on this building: façades, roof, windows, extensions?**
  In the municipal plan (PGT) the parcel is in a historic core (nucleo di antica formazione), where rules on the look of buildings are usually stricter.
  From the section **What the municipal plan says**

To the estate agency

3 questions · If the sale goes through an estate agent.

- [ ] **How was the asking price decided? Which recent sales of similar homes in the area is it based on?**
  For standard housing in normal condition in price zone C19, the Revenue Agency indicates from 4,400 to 6,400 euros per square metre (H1 2026): this is a range for the whole zone, not the value of this property.
  From the section **Price per square metre of the area**

- [ ] **Is the price per square metre calculated on the sale area (including walls, balconies and cellar) or the usable floor area? How many square metres is each?**
  The Revenue Agency's prices for the zone are per square metre of gross floor area: comparing them means knowing how the home is measured.

  From the section **Price per square metre of the area**

- [ ] **How much is the agency commission, when is it paid, and what happens to the purchase offer if the mortgage is not approved?**
  A signed purchase offer becomes binding once the seller accepts it: conditions, such as one for mortgage approval, should be written in before signing.

  For any purchase

To the notary

3 questions · The person who prepares and signs the deed of sale, who can also be asked questions before the preliminary contract.

- [ ] **Are there any mortgages, seizure orders or other charges registered against the property? How and when will they be cancelled?**
  This information is held in public registers (the property registers or, in tavolare municipalities, the land book) and the notary checks it before the deed; the report does not contain it.

  For any purchase

- [ ] **Which deed did the seller's ownership come from (purchase, gift, inheritance)? Are there any points to clarify before signing?**
  The property's chain of title is one of the checks the notary makes before the deed, and it can also matter to the bank granting the mortgage.

  For any purchase

- [ ] **Can the preliminary contract be made before a notary and registered publicly (trascrizione, or noted in the land book in tavolare municipalities)? How is the deposit protected?**
  A registered preliminary contract takes priority over mortgages and sales registered after it (art. 2645-bis of the Civil Code).

  For any purchase

To the municipality

2 questions · The technical, planning or civil protection office of the property's municipality.

- [ ] **If the sale includes a separate plot of land or garden: what does the municipal zoning plan provide for that area?**
  The certificate of planning use (certificato di destinazione urbanistica) is attached to land sale deeds, except for land attached to registered buildings under 5,000 square metres (DPR 380/2001, art. 30).

  For any purchase

- [ ] **Can the property's building permit records (licences, permits, amnesties, occupancy permit) be consulted with a freedom-of-information request (accesso agli atti)?**
  Building permit records are held by the municipality; the request is usually made by the owner or a professional with their authorisation, and some municipalities also allow it for someone who has signed a preliminary contract.

  For any purchase

Each question shows the report section it comes from; those without a section apply to any purchase. Understanding the answers may call for a professional: the report is not a survey, a title search or legal advice.

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Official documents and how to get them

Agenzia delle Entrate and municipality

Visura catastale and mappa del lotto can be downloaded free from the Agenzia delle Entrate website with SPID, CIE or CNS, even for other people's properties; the planimetria can only be requested by someone with rights over the property, so it is asked of the seller. For each document the section shows who can request it, how much it costs, where to request it and the property details to give.

Property details to give in requests

Municipality	**Milano**
Cadastral code of the municipality	**F205**
Sheet	**523**
Parcel (lot number)	**390**
Sub-unit (individual flat)	**ask the seller**

Documents

Visura catastale (cadastral extract)

Shows how the property is registered with the land registry (catasto): identifiers, category, class, size and cadastral value (rendita catastale). The historical extract (visura storica) also shows changes over time.

Who can request it	Anyone with SPID, CIE or CNS digital identity, even for other people's properties, for buildings and land, current or historical. The service covers the whole of Italy except the provinces of Trento and Bolzano.
Cost	Free online since 1 January 2025. At an Agenzia delle Entrate (Revenue Agency) counter, for a property that is not your own, 3 euros.
How	In the Agenzia delle Entrate website's reserved area, menu Servizi > Fabbricati e terreni > "Visure, planimetrie e ispezioni ipotecarie degli immobili", section "Visure catastali di immobili non di proprietà": choose the provincial office and search by property (catasto fabbricati for a flat). The PDF stays downloadable for 10 days; after more than 5 searches in a row without requesting an extract, the service locks until midnight.
Details to give	Municipality: Milano, Cadastral code of the municipality: F205, Sheet: 523, Parcel (lot number): 390, Sub-unit (individual flat): ask the seller
Where	Agenzia delle Entrate, visura catastale online https://www.agenziaentrate.gov.it/portale/schede/fabbricatiterreni/visura-catastale/visura-catastale-online

Mappa catastale del lotto, visura della mappa (cadastral map of the parcel)

Shows the parcel and neighbouring parcels on the land registry map, in an A4 PDF centred on the parcel: helps to understand boundaries, access and courtyards.

Who can request it	Anyone with SPID, CIE or CNS, through the same service as the visura. Without login, the map can also be viewed on the Agency's cadastral mapping portal (Geoportale cartografico catastale).
Cost	Free online and at cadastral counters in municipalities; at the Agency's provincial offices it is charged for non-owners.
How	In the visura service, choose visura della mappa and enter the municipality, sheet and parcel.
Details to give	Municipality: Milano, Cadastral code of the municipality: F205, Sheet: 523, Parcel (lot number): 390
Where	Agenzia delle Entrate, visura della mappa online https://www.agenziaentrate.gov.it/portale/schede/fabbricatiterreni/visura-della-mappa/visura-della-mappa-online-cittadini

Planimetria catastale (cadastral floor plan)

This is the drawing of the flat filed with the land registry: it is used to compare rooms, walls and openings with the home's actual layout.

Who can request it	Only someone with recorded rights over the property (usually the owner), their delegate, or an appointed professional. The buyer asks the seller for it.
Cost	Free online for the owner with SPID, CIE or CNS. Paper-only copies cost 30 euros plus stamp duty.
How	The seller downloads it from the reserved area ("Visure, planimetrie e ispezioni ipotecarie dei propri immobili") or authorises a professional or the estate agency to do so.
Details to give	Municipality: Milano, Sheet: 523, Parcel (lot number): 390, Sub-unit (individual flat): ask the seller
Where	Agenzia delle Entrate, planimetria catastale https://www.agenziaentrate.gov.it/portale/schede/fabbricatiterreni/planimetria-catastale/scheda-info-planimetria-catastale

Ispezione ipotecaria (land registry search)

Shows what is recorded in the property registers (registri immobiliari): transfers of ownership, mortgages, seizures and attachments.

Who can request it	Anyone, online with SPID, CIE or CNS. The owner can consult it free for their own properties; for other people's properties, the search is by person, by note (nota), or with full cadastral details.
Cost	For other people's properties, payment is made via pagoPA: 8 euros per name or property and 5 euros per note (nota), reduced by 20% for online requests (fee schedule of Legislative Decree 139/2024).
How	This is usually done by the notary before completion (rogito), and often before the preliminary contract too: it is worth asking whether it is included in their fee. The registers are organised by person, and searching by property only works for the computerised period.
Details to give	Municipality: Milano, Sheet: 523, Parcel (lot number): 390, Sub-unit (individual flat): ask the seller
Where	Agenzia delle Entrate, ispezione ipotecaria https://www.agenziaentrate.gov.it/portale/schede/fabbricatiterreni/ispezione-ipotecaria/scheda-info-ispezione-ipotecaria-cittadini

Prezzi dichiarati nelle vendite della zona (declared sale prices in the area)

Shows on a map the prices declared in sale deeds over the last 5 years (month and year, price, category and size), with no data about the people involved.

Who can request it	Anyone with SPID, CNS or Agenzia delle Entrate credentials. Does not cover tavolare municipalities.
Cost	Free to consult online from the reserved area, with no document request needed.
How	In the Agenzia delle Entrate reserved area, service "Consultazione valori immobiliari dichiarati": search for the area on the map.
Details to give	Municipality: Milano
Where	Agenzia delle Entrate, consultazione valori immobiliari dichiarati https://www.agenziaentrate.gov.it/portale/schede/fabbricatiterreni/omi/consultazione-valori-immobiliari-dichiarati

Certificato di destinazione urbanistica (certificate of planning use)

States what the municipal zoning plan provides for a piece of land. It is attached to land sale deeds; not needed for land attached to registered buildings under 5,000 square metres.

Who can request it	Anyone, by applying to the municipality; the municipality replies within 30 days and the certificate is valid for a year.
Cost	Stamp duty and administrative fees set by each municipality: for example, 100 euros plus two 16-euro stamps in Milan, 60 euros for up to 10 parcels plus stamps in Rimini.
How	Application to the municipality's planning office, often online, stating the sheet and parcels; some municipalities ask for a recent map extract.
Details to give	Municipality: Milano, Sheet: 523, Parcel (lot number): 390
Where	DPR 380/2001, articolo 30 (Normattiva) https://www.normattiva.it/uri-res/N2Ls?urn:nir:presidente.repubblica:decreto:2001-06-06;380

Pratiche edilizie, accesso agli atti (building permit records, freedom-of-information request)

Licences, permits, amnesties and occupancy permits filed with the municipality: used to compare the home's actual state with what was authorised.

Who can request it	Anyone with a direct, concrete and current interest (Law 241/1990): the owner or someone with their authorisation; some municipalities, such as Rimini, also allow someone who has signed a preliminary contract.
Cost	Free to consult, or with administrative fees set by the municipality (for example 30 euros in Rimini, 50 to 100 euros plus VAT in Milan), plus the cost of copies; reply within 30 days.
How	The request is usually made by the buyer's own professional with the seller's authorisation, through the municipality's portal with SPID or CIE, stating the address and cadastral details.
Details to give	Municipality: Milano, Sheet: 523, Parcel (lot number): 390, Sub-unit (individual flat): ask the seller
Where	Legge 241/1990, articoli 22-25 (Normattiva) https://www.normattiva.it/uri-res/N2Ls?urn:nir:stato:legge:1990-08-07;241

Attestato di prestazione energetica, APE (energy performance certificate)

Shows the energy class and estimated consumption of the property. Valid for a maximum of 10 years.

Who can request it	The seller has it drawn up by a certified assessor: it is made available from the start of negotiations, handed over at the end, and attached to the deed. Sale listings must show the energy class.
Cost	This document is paid for by the seller.
How	Ask the seller or the agency; with the certificate's code, some regions let you check it in their energy registry.
Where	D.Lgs. 192/2005, articolo 6 (Normattiva) https://www.normattiva.it/uri-res/N2Ls?urn:nir:stato:decreto.legislativo:2005-08-19;192

Controllo dell'APE nel catasto energetico della Lombardia (checking the APE in Lombardy's energy registry)

Lets you check that the APE exists and is valid.

Who can request it	Anyone, on the CENED website, using the certificate's code, the energy label or the cadastral details.
Cost	Free to consult online; the downloaded document is a facsimile and does not replace the APE.
How	Visura APE (APE lookup) on the Lombardy Region's CENED website.
Details to give	Municipality: Milano, Sheet: 523, Parcel (lot number): 390, Sub-unit (individual flat): ask the seller
Where	CENED, visura APE https://www.cened.it/visura-ape

Costs and conditions are those published by the relevant bodies and checked on 14 September 2026: they may change, and municipal administrative fees vary from one municipality to another. The report does not request documents on the user's behalf and does not use their credentials.

Conditions and links checked on the official pages on 14 September 2026.

The sources, one by one

Every block points here with its number in square brackets. There are 60 entries: the same body appears more than once when it provides different data.

[1] **Vicinalia liveability index, calculated from the data in the other sections of the report**
Licence: Vicinalia analysis, method published on the website. Updated: 30 September 2026.
Blocks 01

[2] **Overture Maps Foundation, Land use (OpenStreetMap), release 2026-08-19.0**
Licence: ODbL 1.0, © OpenStreetMap contributors. Updated: 19 August 2026.
Blocks 01

[3] **ISPRA - Mosaicatura nazionale delle aree a pericolosità da frana PAI (v. 5.0 - 2024) - Piattaforma IdroGEO**
Licence: CC BY 4.0. Updated: 2024.
Blocks 01, 05

[4] **ISPRA - Regione Lombardia. Inventario dei Fenomeni Franosi in Italia - IFFI**
Licence: CC BY-SA 4.0. Updated: 15 September 2026.
Blocks 01, 05

[5] **ISPRA - Mosaicatura delle aree a pericolosità idraulica (v. 5.0 - 2020) - Piattaforma IdroGEO**
Licence: CC BY-SA 4.0. Updated: 2020.
Blocks 01, 06, 11

[6] **Dipartimento della Protezione Civile - Classificazione sismica aggiornata al 31 maggio 2025**
Licence: CC BY 4.0. Updated: 31 May 2025.
Blocks 01, 07, 35

[7] **INGV - Stucchi M. et al. (2004), Pericolosità sismica di riferimento per il territorio nazionale MPS04**
Licence: CC BY 4.0. Updated: 2004.
Blocks 01, 07, 35

[8] **Istat - 15° Censimento generale della popolazione 2011, dati per sezione di censimento**
Licence: CC BY 4.0. Updated: 9 October 2011.
Blocks 01, 13, 26, 35

[9] **Istat - Basi territoriali 2011 (sezioni di censimento)**
Licence: CC BY 4.0. Updated: 9 October 2011.
Blocks 01, 13, 35

[10] **Copernicus Land Monitoring Service - CORINE Land Cover 2018 (vettoriale, versione 2020_20u1), European Environment Agency**
Licence: Copernicus, accesso libero e gratuito (politica dei dati Copernicus, Reg. UE 2021/696), con citazione. Updated: 13 May 2020.
Blocks 01, 18, 32

[11] **EEA - European air quality interpolated maps 2024 (NO2, PM2.5, PM10), validated data, 1 km**
Licence: CC BY 4.0. Updated: 2024.
Blocks 01, 22

[12] **AGCOM - Autorità per le garanzie nelle comunicazioni, Broadband Map (mappatura delle reti di accesso a Internet), dati del 2026-07-30**
Licence: CC BY 4.0 (BroadbandMap di Agcom). Updated: 30 July 2026.
Blocks 01, 28, 35

[13] **Overture Maps Foundation, Places, release 2026-09-23.1**
Licence: CDLA Permissive 2.0; Apache 2.0 (Foursquare); CC0 (AllThePlaces). Updated: 23 September 2026.
Blocks 01, 29

[14] **Ministero dell'Istruzione e del Merito, Anagrafe delle scuole statali e paritarie, anno scolastico 2026/27**
Licence: IODL 2.0. Updated: 1 September 2026.
Blocks 01, 29

[15] **Ministero della Salute, Elenco delle farmacie**
Licence: IODL 2.0. Updated: 4 October 2026.
Blocks 01, 29

[16] **Ministero della Salute, Posti letto per stabilimento ospedaliero e disciplina, anno 2023**
Licence: IODL 2.0. Updated: 31 December 2023.
Blocks 01, 29

[17] **Comune di Milano - AMAT, orari del trasporto pubblico ATM (GTFS)**
Licence: CC BY 4.0. Updated: 21 September 2026.
Blocks 01, 30

[18] **Regione Lombardia - Trenord, orari ferroviari (GTFS)**
Licence: CC BY 4.0. Updated: 14 October 2026.
Blocks 01, 30, 32

[19] **Overture Maps Foundation, Transportation (OpenStreetMap), release 2026-08-19.0**
Licence: ODbL 1.0, © OpenStreetMap contributors. Updated: 19 August 2026.
Blocks 01, 31, 32

[20] **Ministero delle Infrastrutture e dei Trasporti - Aeroporti certificati (ENAC)**
Licence: CC BY 4.0. Updated: 4 August 2023.
Blocks 01, 32

[21] **Agenzia delle Entrate - Cartografia catastale**
Licence: CC BY 4.0. Updated: February 2026.
Blocks 02, 35

[22] **ANNCSU - Archivio Nazionale Numeri Civici e Strade Urbane (Istat e Agenzia delle Entrate)**
Licence: CC BY 4.0. Updated: 15 September 2026.
Blocks 02, 35

[23] **Overture Maps Foundation, Buildings, release 2026-08-19.0**
Licence: ODbL 1.0 (OpenStreetMap, Microsoft, Google, Esri). Updated: 19 August 2026.
Blocks 03, 25, 35

[24] **Agenzia delle Entrate - OMI**
Licence: CC BY 4.0 (Agenzia delle Entrate - OMI). Updated: H1 2026.
Blocks 04, 27, 35

[25] **Agenzia delle Entrate - OMI (perimetri delle zone, GeoPOI)**
Licence: CC BY 4.0 (Agenzia delle Entrate - OMI). Updated: H1 2026.
Blocks 04, 35

[26] **Agenzia delle Entrate - OMI (volumi di compravendita NTN, settore residenziale, dati provvisori)**
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