

Monza – Lombardia

# Prestigious Apartment in Liberty Villa with garden - Monza

Property ID: IT242941732



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**PURCHASE PRICE: 769.000 EUR • ROOMS: 4**

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## At a glance

|                      |             |                |                        |
|----------------------|-------------|----------------|------------------------|
| Property ID          | IT242941732 | Purchase Price | 769.000 EUR            |
| Rooms                | 4           | Commission     | Subject to commission  |
| Bedrooms             | 3           | Total Space    | ca. 180 m <sup>2</sup> |
| Bathrooms            | 2           | Equipment      | Fireplace              |
| Year of construction | 1900        |                |                        |

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## Energy Data

|                                |                   |                         |                             |
|--------------------------------|-------------------|-------------------------|-----------------------------|
| Energy Source                  | Light natural gas | Energy Certificate      | Energy demand certificate   |
| Energy certificate valid until | 17.02.2030        | Final Energy Demand     | 151.41 kWh/m <sup>2</sup> a |
|                                |                   | Energy efficiency class | E                           |

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## The property



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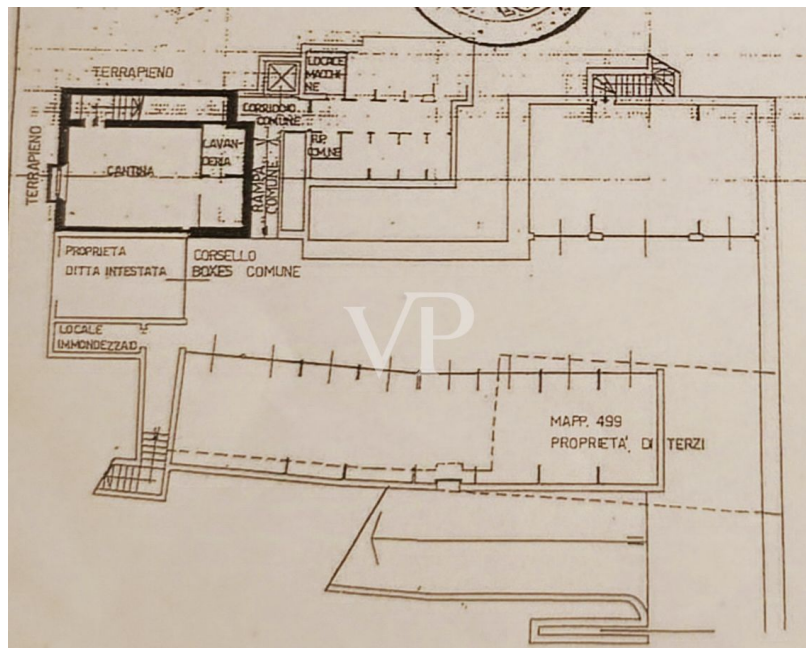
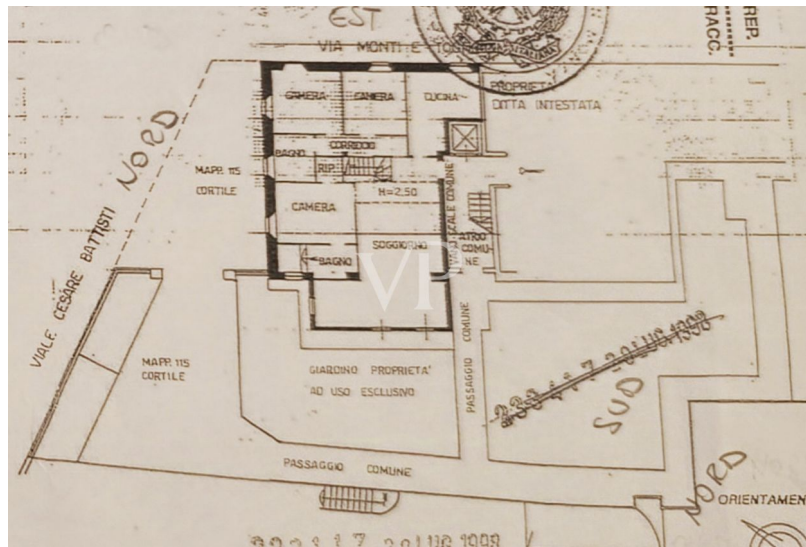
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## The property



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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

Prestigious Liberty Apartment with Private Garden - Viale Cesare Battisti, Monza In the heart of one of the most elegant and iconic streets of Monza, just 500 meters from the majestic Villa Reale and Monza Park, stands a property with timeless charm. An apartment of about 180 sqm commercial, located on the ground floor of a refined Art Nouveau building of the early 20th century, expertly restored in the 1990s. Here, history and modernity come together in perfect harmony, offering environments that speak of elegance and prestige.

**The entrance** opens onto a large double living room, illuminated by natural light that envelops every corner, embellished by a fireplace, a symbol of warmth and conviviality. From here, the gaze rests on a garden for private use of about 67 square meters, a cozy and planted space, a quiet corner, where time seems to slow down to give moments of pure relaxation.

**The Sleeping Area - A Refuge of Style and Comfort** The master bedroom, a true jewel of intimacy, is enhanced by a walk-in closet and a private en-suite bathroom, adorned with a double sink set in travertine marble and a tub that invites rest. The two additional rooms, served by a second windowed bathroom with a shower stall and tiled wall tiles, offer bright and versatile spaces, ideal for welcoming the family or creating environments dedicated to one's own well-being. The floors, made of fine Cabreuva parquet from Brazil, lend warmth and nobility to the spaces, while the English-style double-glazed window frames guard the quiet within the dwelling.

**The Tavern - An Ambience of Suggestion** A granite staircase leads to the basement tavern, a room imbued with charm thanks to its red brick vaults and terracotta floor. Here, time seems suspended: whether a private study, a relaxation room or a space dedicated to one's hobbies, this room lends itself to endless interpretations. A convenient laundry room, both functional and discreet, completes the level. Details of Prestige and Modernity Independent natural gas heating, for personalized comfort. Air conditioning with splitter, for uncompromising comfort. Triple exposure, giving natural light at all times of day. Low condominium expenses, an added value for such a prestigious residence.

**The Location - Where History Meets Exclusivity.** Overlooking Viale Cesare Battisti, the most prestigious avenue in Monza, the apartment enjoys an enviable location: services, connections to the ring roads and the beating heart of the city are just a few steps away, with its elegant streets, cafes, exclusive stores and squares overlooking history. The historic beauty of Monza combines with the modernity of the easily accessible racetrack, where the excitement of racing blends with the elegance of the surrounding landscape.

**An Unrepeatable Opportunity** This apartment represents a place where living is not just living, but savoring the pleasure of beauty every day. A home where every detail tells a story, designed for those who seek excellence, timeless elegance and spaces that resonate with light and poetry. An investment of sure interest

The investment in this property becomes even more interesting thanks to the project of the new subway line that will connect Monza to Milan. When the subway is operational, the fast and direct connection to the Lombard capital will greatly increase the value of properties in the area. Monza, already a prestigious and well-located city, will become even more accessible, attracting professionals, families and investors looking for convenient housing solutions to reach Milan. The arrival of the metro will not only improve the quality of life, but also represent a great opportunity for economic appreciation for those who decide to buy in this area. In the future, the value of this property will grow significantly, providing an extremely profitable return on investment.



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## Details of amenities

- Gas-fired central heating
- Air conditioning
- Triple exposure
- Fine parquet in Cabreuva from Brazil
- Master bathroom in travertine marble
- Second bathroom with tiled wall tiles
- English window frames with double glazing
- Fireplace
- Garden for private use of 67 sqm
- Basement tavern
- Laundry room
- Proximity to the future subway line

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## All about the location

Viale Cesare Battisti 41 is located in the heart of Monza, one of the most fascinating cities in Lombardy. This prime location offers a unique combination of historic elegance and modern accessibility. The property is located only 500 meters from the majestic Villa Reale and is immersed in a context rich in history and culture. The area is characterized by Art Nouveau buildings, giving it a refined and timeless atmosphere. The strategic location allows easy access to the center of Monza, with its stores, restaurants and services, offering a high quality of life. In addition, the proximity to the Monza racetrack, famous for international events such as the Formula 1 Italian Grand Prix, adds further value to the area. The area is well served by public transportation, with several bus stops nearby, facilitating travel to Milan and other locations. In addition, the future subway line connecting Monza to Milan will further increase the convenience and value of the property, making this property a strategic investment for the future. In summary, Viale Cesare Battisti 41, represents an ideal location for those seeking a residence that combines historic elegance, modern comfort and a central location, with prospects for property value appreciation due to ongoing infrastructure projects.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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