

**Apartment for Sale in MonzaSan Biagio - Via Col di Lana; 10**

Sale

Ref. CDL - A1

PRICE: € 197.000

**56 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

La Filanda Residence - San Biagio, Monza

In the heart of the historic San Biagio neighborhood, on Via Col di Lana, Residenza La Filanda is born: an urban regeneration project that enhances the architectural identity of an early 20th-century complex, reinterpreting it according to the canons of contemporary living. The project restores the courtyard's original layout, restoring its balance, proportions, and material quality. The simple facades, the loggias overlooking the interior spaces, the meticulous finishes, and the architectural details interact with modern technological solutions, creating a private, harmonious, and efficient residential environment.

On the ground floor we offer a two-room apartment divided as follows:

Entrance into the bright living area with living room and kitchenette, continuing on is the bathroom and bedroom.

The layout is functional and linear, with a clear separation between the living area and the sleeping area, ideal for a comfortable and modern life.

Residenza La Filanda is a luxury residential solution, ideal for those who want to live just steps from Monza's historic center, in an authentic, well-served, and strategically connected neighborhood.

**SOGIM MONZA**Via Bartolomeo Zucchi,14 - Monza (MB) - Phone number 0398880070  
monza@sogim.it - <https://www.sogim.net/en>  
VAT 02533900961

## Certification

**Energy Class:** A1

## Property Informations

**Address:** Via Col di Lana, 10

**Zip Code:** 20900

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 2

**State of Preservation:** Restored

**Level:** Ground Floor

**Total Floor:** 3

**Parking space:** Carport

**Lift:** Yes

**No Barriers:** Yes

**Age Construction:** 2027

**Kitchen:** Kitchenette

**Pets Allowed:** Yes

## Features

Tv Antenna

Tv SAT: Shared

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

REI 120

Exposure

## Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

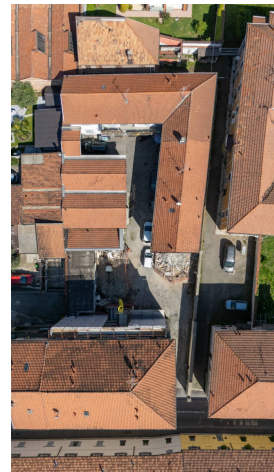
Cafe

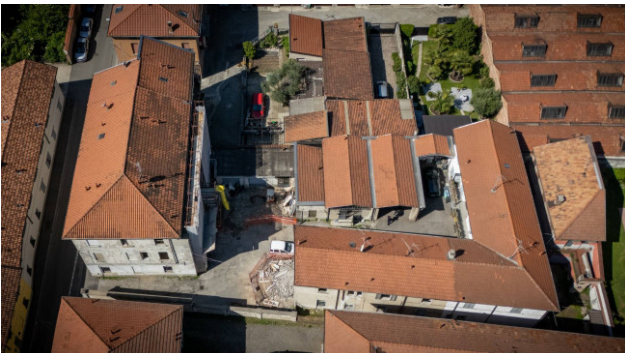
Post Offices

Shopping Centers

Municipal Offices








  
**IMMOBILIARE LA FILANDA**
  
 Via G. D'Adda, Monza 380
   
 SCHEDA COMMERCIALE


**A1\_Bilocale**
  
 PIANO TERRA
   
 una camera un bagno

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SUP. COPERTA	56,20 m <sup>2</sup>
SUP. COMMERCIALE	56,50 m <sup>2</sup>

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