

**Apartment for Sale in MonzaSan Fruttuoso - via Tazzoli, 15**

Sale

Ref. VO - 4-11

PRICE: € 445.000

**117 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

Green Life Residence - Monza, San Fruttuoso

Have you ever been to the future? The new Green Life residence takes you straight to 2028, when the new residence to be built by Natan Costruzioni will complete a stunning urban regeneration project, bringing 9,000 square meters of green space back to life for residents. Padel courts, pickleball courts, recreational spaces, a bike path connecting Via Tazzoli and Via Montanari, a kiosk/cafe with outdoor seating, a small forest with revitalized trees, and educational gardens, along with 50 new parking spaces dedicated to the San Fruttuoso neighborhood, are the key elements of this new development. The project will be completed in the coming months of 2026, with the start of demolition of the former Motta area, where panettone and pandoro were once a delight for the people of Monza and beyond. Currently closed and undergoing demolition, the area will be regenerated and returned to the city with the architectural beauty that has always distinguished Natan Costruzioni's modern buildings. The apartments will be arranged along this innovative curved shape of balconies and terraces, allowing visual movement throughout the entire structure, designed by architects Attolini and Morlini and reminiscent of buildings in Munich and central Milan. Harmonious forms, arranged over six levels, from ground floor to penthouses, will provide the comfort each of our clients seeks in their homes. Two-room, three-room, four-room, and five-room apartments will also include a portion of subsidized housing for younger residents under 36. The residence will be built to Class A4 energy efficiency standards, with a heat pump supported by photovoltaic panels, underfloor heating, VMC (mechanized ventilation), home automation for load control, roller shutters, remote control of functions, and 15 cm insulation with a 50 cm wall package. The San Fruttuoso neighborhood has been undergoing significant urban redevelopment for years, welcoming the city of Monza thanks to its proximity to Milan's Bicocca and Niguarda districts, as well as its proximity to Cinisello Balsamo and Sesto San Giovanni, making it conveniently located near the metro and tram stops. Furthermore, the neighborhood is very close to the A4 motorway junctions and the ring roads to

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Milan. Sales will be handled, as always, by OptimaCase, which in this case has the exclusive collaboration of SOGIM IMMOBILIARE. On the fourth floor, we offer a three-room apartment of 101 square meters, divided into a living area with an open-plan kitchen, two bedrooms, and two bathrooms. A 32 square meter terrace completes the property.

## Property Informations

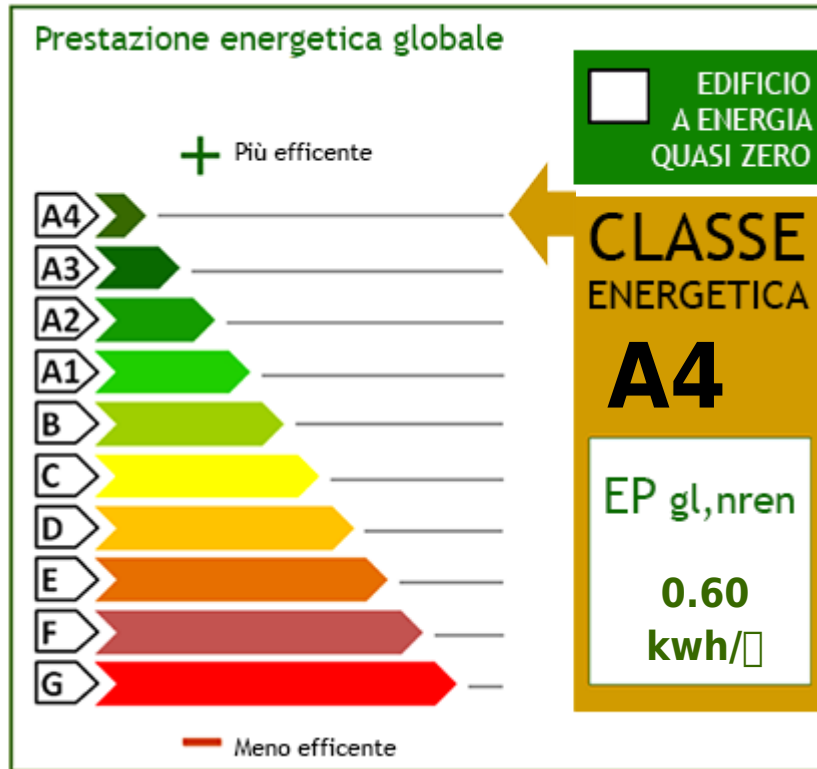
<b>Address:</b> via Tazzoli, 15	<b>Zip Code:</b> 20900
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 2
<b>Rooms:</b> 3	<b>State of Preservation:</b> Excellent
<b>Level:</b> 4	<b>Total Floor:</b> 5
<b>Lift:</b> Yes	<b>No Barriers:</b> Yes
<b>Age Construction:</b> 2028	<b>Terrace:</b> Present, 34 sq.m
<b>Kitchen:</b> Regular Kitchen	

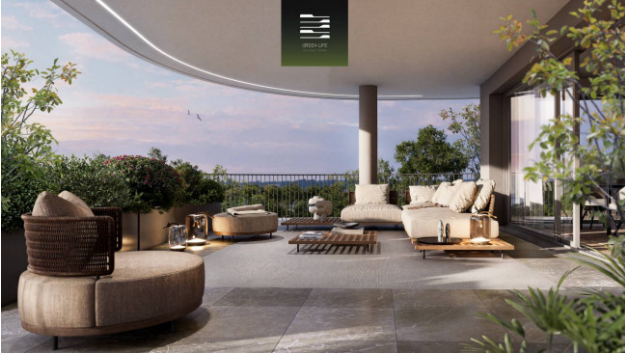
## Features

Terrace: 34 □	Tv Antenna	ADSL Coverage
Fastweb Coverage	Air-Conditioned	Telephone System
Wiring: By Law	Sanitary Suspended	Shower
Predisposition for Alarm	Shutters	Dual-sided

## Nearby

Gyms	wellness centres	Football Fields	Fitness Centers
Tennis Courts	Playgrounds	Public Transport	Kindergarten
Elementary Schools	Schools	Cafe	Post Offices
Shopping Centers			







## A12

### PIANO TIPO BOZZA





Kilometro





Classe Energetica A4



Green Life



Natanspa

SUPERFICIE COMMERCIALE:  
 appartamento: 107 mq  
 terrazzo coperto: 28 mq

scala 1:100