

**Villa for Sale in Monza San Fruttuoso - Via Marelli, 50**

Sale

Ref. VILLA 1

PRICE: € 721.000

**219 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

The Villas of Via Marelli Monza San Fruttuoso:

New construction of detached villas perfectly connected to the city center and the main motorways.

5 Villas with private gardens and garages. Exclusive residential complex comprising three detached villas and two semi-detached units, each complete with garage and private garden. The Via Marelli villas will be built in a residential neighborhood conveniently located near all essential services and public transportation, conveniently connecting them to the nearby center of Monza, allowing for quick access to major roads. The proximity of kindergartens, elementary, middle, and high schools will allow prospective buyers to live in a villa surrounded by greenery without the stress of daily commutes. The "Le Ville di Via Marelli" project was created to offer maximum privacy, security, and comfort, combining the independence of a detached property with the convenience of city services. Each villa is designed with modern and functional architecture, all arranged on two levels (ground and first) and featuring a spacious living room, eat-in kitchen, three bathrooms, three bedrooms, a walk-in closet, and large gardens where you can enjoy peaceful moments. The units guarantee high-quality finishes and cutting-edge construction technologies aimed at maximizing energy savings. Living on Via Marelli means choosing a safe and technologically advanced home, surrounded by greenery yet perfectly connected to the city.

VILLA NO. 1: Detached villa on two levels (ground and first) plus a garden and double garage above ground. Large entrance hall, spacious and bright living room with three light fixtures, eat-in kitchen, and a bathroom with window on the ground floor. Access to the first floor is via internal stairs leading to the hallway leading to all bedrooms, including a master bedroom with a walk-in closet and en suite bathroom, two single bedrooms, a closet, and a bathroom with window. All bedrooms have access to the large balcony. The property includes a garden and a double garage above ground.

## Certification

**Energy Class:** A1

## Property Informations

**Address:** Via Marelli, 50

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 1

**Parking space:** Uncovered Parking

**Age Construction:** 2026

**Building Costs:** € 20

**Balconies:** Present, 20 sq.m

**Garden:** Private, 240 sq.m

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Tv Antenna

Tv SAT: autonomus

ADSL Coverage

Fastweb Coverage

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

## Nearby

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers







