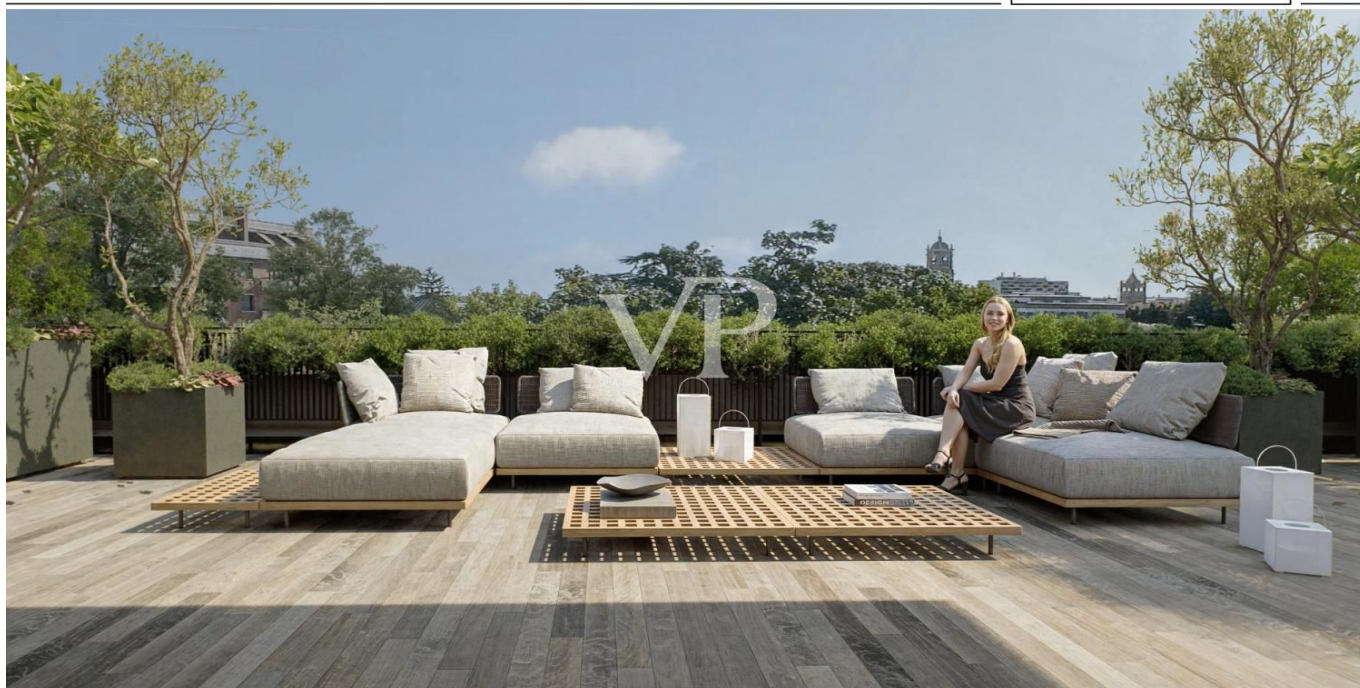


Monza

Luxuriously renovated penthouse with 121 m² panoramic terrace in an exclusive residential setting

Property ID: IT252942058



www.von-poll.it

PURCHASE PRICE: 1.190.000 EUR • ROOMS: 4 • LAND AREA: 225 m²

Property ID: IT252942058 - 20900 Monza

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942058 - 20900 Monza

At a glance

Property ID	IT252942058
Floor	4
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	1972
Type of parking	1 x Duplex, 50000 EUR (Sale)

Purchase Price	1.190.000 EUR
Commission	subject to commission
Total Space	ca. 225 m ²
Usable Space	ca. 173 m ²
Equipment	Terrace

Property ID: IT252942058 - 20900 Monza

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	29.07.2035	Final Energy Demand	104.58 kWh/m²a
		Energy efficiency class	B
		Year of construction according to energy certificate	1972

Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



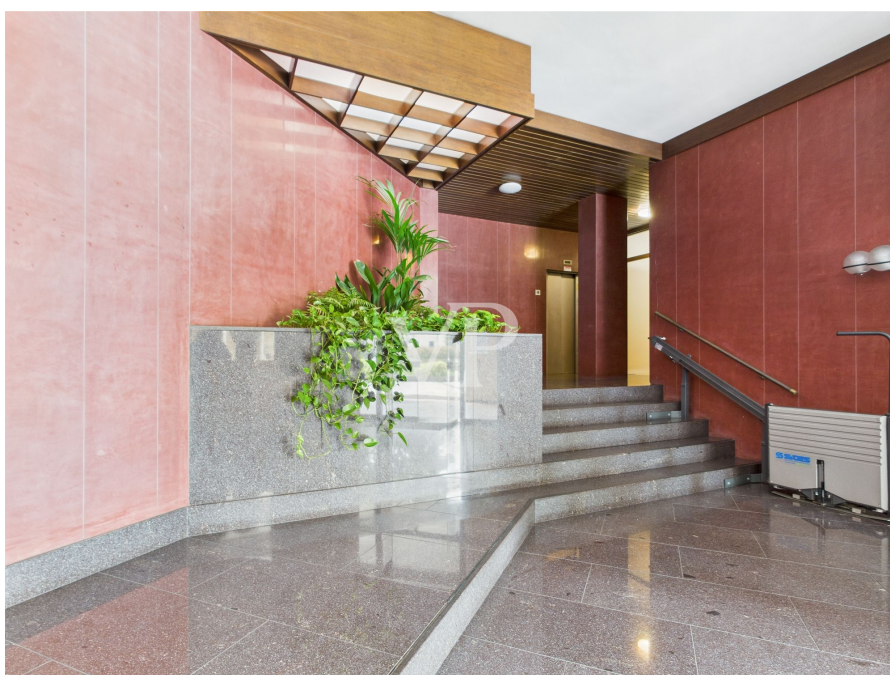
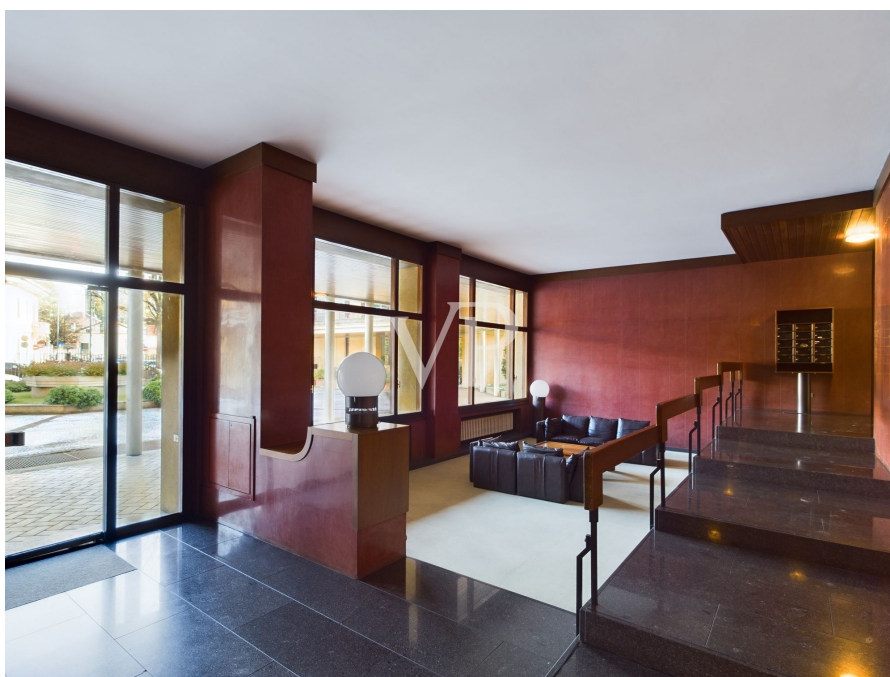
Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

The property



Property ID: IT252942058 - 20900 Monza

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.

Property ID: IT252942058 - 20900 Monza

A first impression

In Largo Esterle, just steps from the Church of San Gerardo and in a privileged location near the pedestrian historic center, Monza Park, and the iconic Villa Reale, we present an exclusive and extraordinary luxury residence. Currently undergoing a complete renovation with top-quality finishes, the property is scheduled for completion by the end of July 2025.

Situated on the fourth floor of an elegant 1970s building designed by renowned architect Camillo Magni, within the prestigious "Grazie Vecchie" complex, the apartment boasts a remarkable 121 m² terrace on the same level—overlooking the interior of the complex and offering open views of one of the city's largest private gardens (approximately 5,000 m²). Such a generous outdoor space is a true rarity in Monza's city center, significantly enhancing livability, privacy, and prestige.

Set within a green and refined environment, the building features striking cantilevered elements on the façade and offers high-end amenities, including a full-time concierge, two elevators (main and service), a sports area with basketball court, and a shared recreation space of approximately 180 m² spread over two levels.

The apartment, laid out on a single level, offers 173 m² of interior space with four-sided exposure (south, west, east, and north), ensuring excellent natural light throughout the day. The entrance leads into a hallway opening into the bright living area, composed of a spacious lounge and an eat-in kitchen with balcony. These spaces are currently combined into one large open area, but can be separated by an elegant sliding glass door—preserving both natural light and visual harmony. Expansive windows open directly onto the terrace, making it a seamless extension of the living space.

The outdoor area, composed of a 24 m² covered loggia and 97 m² of open terrace, offers the opportunity to create a refined private garden with ornamental greenery and designer furnishings. This open-air living room provides stunning views of the dome of San Gerardo and the surrounding landscape—an ideal space for entertaining or simply enjoying peace and quiet, thanks to the apartment's elevated position.

The sleeping quarters, overlooking the private garden, include two bedrooms, two bathrooms (a service bathroom and a larger, windowed bathroom), and a master suite complete with walk-in wardrobe and en suite windowed bathroom. All rooms offer maximum privacy and tranquility.



VON POLL
REAL ESTATE

A rare, high-end property—perfect for those seeking to live in the heart of Monza without compromising on space, light, elegance, or comfort.

Property ID: IT252942058 - 20900 Monza

Details of amenities

The apartment will be delivered in impeccable condition – the result of a comprehensive renovation carried out with refined finishes, premium materials, and a sophisticated design language that pays attention to every detail. The layout has been carefully optimized, including custom-built storage solutions and a spacious walk-in wardrobe in the master suite, creating the perfect balance between aesthetics and functionality. From a technical perspective, the property offers state-of-the-art comfort. Underfloor heating is divided into two zones – living and sleeping areas – with independent thermostats and individual room controls. Climate control is ensured by a ducted air conditioning system with linear vents and outlets in every room, independently adjustable via two separate controllers. Additionally, a dual-flow mechanical ventilation system, integrated into the same outlets, provides continuous air exchange and excellent indoor air quality throughout the home.

Special attention has also been given to smart technology and security. A connected Vimar home automation system (Linea Bianca series) allows remote control via tablet or smartphone and is elegantly integrated into the design.

Security is guaranteed by an advanced alarm system with pre-installed window and door sensors, interior motion detectors, an outdoor radar, and sirens protecting both the interior and exterior areas.

The property also includes a spacious 20 m² single garage with an automated door and ceiling height sufficient for double-level parking (available at an additional cost of €50,000), as well as two large cellar rooms. All accessory spaces are conveniently accessible via the shared underground level.

If additional parking is needed, a second single garage may also be rented.

Property ID: IT252942058 - 20900 Monza

All about the location

Largo Esterle is situated in one of Monza's most exclusive and sought-after residential areas, offering a privileged location that blends the tranquility of a green setting with the conveniences of the city center. The building is located in an elegant neighborhood, just a five-minute walk from the pedestrian zone where key services, shops, restaurants, and some of the city's most prestigious schools are found.

Only 500 meters away is the entrance to Madonna delle Grazie Park, perfect for those who wish to live close to nature without sacrificing urban comfort. The park is home to the renowned Golf Club, the famous Autodromo Nazionale di Monza—an icon of Formula 1 racing—and just 800 meters from the building lies the esteemed Tennis Club Monza. The Villa Reale, one of the city's architectural landmarks, is also only 1 km away, completing the attractive setting.

Additionally, the Spluga state road is easily accessible from here, providing convenient connections to Milan, the lakes, and major highways.

Property ID: IT252942058 - 20900 Monza

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com