

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3576

€ 900.000,00

Just 28 km from Milan, on the rolling hills of Brianza, in the heart of Besana in Brianza, in a highly accessible area both from main and secondary roads, and only 100 meters from the Ferrovie Nord railway station, with a direct connection to Milan Porta Garibaldi in just 35 minutes by train, we present a mixed-use area consisting of an industrial building, a residential building, and additional accessory buildings used as service areas, a wastewater treatment plant, and an electrical transformer cabin, as well as a private courtyard area.

The entire property forms a single, fully fenced compound with two street fronts: to the North on Via Zappa and to the South on Via Vignareto.

The area, rezoned compared to previous planning forecasts, is currently occupied by disused industrial and artisan buildings and is classified as a regeneration area pursuant to Article 3, paragraph 1, letter K of Regional Law no. 18 of 26/11/2019.

The potential development allows for the construction of three residential buildings with a total of thirty-two apartments, fully immersed in greenery within a large private garden, slightly set back from Via Zappa to ensure greater privacy and open views even for the lower floors. The project also includes the construction of 40 garage units.

**Reason:** sale

**Type:**

**Address:** Via Vignareto

**Region:** Via Vignareto, 2

**Province:** Monza e Brianza

**Municipality:** Besana in Brianza

**Total Square Meters:** 5961

**Bedrooms:** 0

**Bathrooms:** 0

**Rooms:** 0

**Age Construction:** -

**Box:** -

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

**State Of Preservation:** -

**Level:** Su due livelli

**Total Floor:** 2

**Lift:** -

**Address:** No

**Current Status:** -

**Condominium Cost:** -

**Exposition:** -

**Balconies:** -

**Kitchen:** -

**Terrace:** -

**Garden:** -

**EPI:** -

**Cellar:** -



Glorious Crew Srl

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