



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma (RM)
(+39) 06 8411681

Office for sale in Roma Pinciano € 2.200.000 Ref. CBI100-657-289346



430 sq.m. | Bathrooms: 4 | Rooms: 15

Piazza Verdi - In the heart of Pinciano and in front of the beautiful restored Palazzo del Istituto Poligrafico e Zecca dello Stato, the next headquarters of ENEL, we offer for sale a prestigious Office of over 430 square meters commercial.

The property is the perfect office for an important professional studio that wants to position itself in a context of absolute prestige. The apartment is located in one of the most elegant palaces in Pinciano, very recently renovated, with a stately entrance and concierly area and restored historical elements. The property is divided into three independent cadastral units, two on the mezzanine floor and one on the street height floor.

The property consists of 15 rooms, which can reach up to 35 square meters. There are 4 bathrooms.

The brightness is excellent on both properties located on the mezzanine floor and appreciable even in the lower building, thanks to heights never below 3 meters and 20 (and up to 3 and 80).

There is concierge service all day long.

The apartment makes exactly a corner with Piazza Giuseppe Verdi which is the fulcrum of the so-called Musicians' Quarter, in the Pinciano District, between Viale Liège and Via Paisiello. The origins of the name date back to 1911, when the City Council is called to decide on the names of the streets of the new Pinciano District. Already in previous years a motion had emerged for the dedication of streets to Giuseppe Verdi and other Italian musicians and in that year it was decided to dedicate these streets precisely to Italian musicians and the main square to Verdi, considered a symbol of patriotism.

The square soon acquires a central role in the neighborhood and buildings of considerable importance are built there. The first and

Barbera Group International Real Estate

Via Panama, 22 - Roma (RM) - (+39) 06 8411681

infobarberagroup@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



largest, which still dominates the square today is the State Polygraph. Between 1921 and 1922 Marcello Piacentini built four buildings for the Cooperativa Edilizia Corte dei Conti and, in 1928, Enrico Bacchetti built the Casa dell'Automobile on the square. During the Second World War, an underground anti-aerial shelter is built in the square, as we learn from the S painted on a wall still visible today.

If you are thinking of changing your professional location, this property cannot but be taken into account.

Its centrality, in a neighborhood - Pinciano - always representative of peace, elegance and luxury, point of contact between the center and the Parioli, home of Embassies and related diplomatic staff, its proximity to Villa Borghese where even employees can enjoy a pleasant lunch break and post-work walk and even the relative ease of finding parking, make it a perfect property for any professional studio of the highest level.

Certification

Energy Class: G

EPglnr: 175.50 kwh/□

Features

Property ID: CBI100-657-289346

Contract: Sale

Categoria: Office

Address: Piazza Giuseppe Verdi, 1

Zip Code: 198

Municipality: Roma

Zona: Pinciano

Total sqm: 430 sq.m.

Bathrooms: 4

Rooms: 15

Internal condition: Discreet

Covered sq.m.: 430 sq.m.

Independent heating: Central Heating with Counter

Condominium costs: € 350

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office





