



COLDWELL BANKER

KREA CASE

Krea Case  
Via Monte Grappa, 6 - 00043 Ciampino (RM)  
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## Apartment for sale in Marino Spinabella € 295.000 Ref. CBI143-2053-8031



### 160 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

MARINO adjacent to Lake Castel Gandolfo, the Coldwell Banker | Krea Case is pleased to offer for sale an apartment in a large villa on one level with a private panoramic terrace.

This property nestled on an enchanting and green hill benefits from a bewitching panorama, as characteristic of this area are precisely the rounded slopes that slope towards the coastal strip which allow the view to range from the coastal strip to the capital.

The area in question is mainly residential and you can reach the lakeside of Castel Gandolfo in just a few minutes. The apartment located in a villa has an independent entrance, is located on the first floor and has a terrace of approximately forty square meters with a panoramic view.

The entire property has many spaces, thus raising its level of internal comfort. At the entrance you immediately perceive the spaciousness of the property thanks to the triple living room with access to the terrace, which houses a central fireplace; adjacent to the living room is the eat-in kitchen that can be easily attached to the living room if you want to create a modern open space, the kitchen also has direct access to the terrace; the living area is completed by a comfortable study which can also potentially act as a fourth bedroom.

The sleeping area is made up of three very spacious bedrooms including the master bedroom which features a walk-in closet, two well-furnished bathrooms, one of which has a walk-in shower, a mezzanine corridor area and a closet.

The entire property is in excellent internal condition and has a wired anti-intrusion system, thermo fireplace, burglar-proof iron shutters, armored entrance door, provision for direct gas connection and parquet flooring in the sleeping area.

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The highly residential area is very exclusive, well connected to Rome thanks to its proximity to the Appian Consulate. The single level square footage and location of the property make purchasing it a rare opportunity. Also very interesting as a use possibly intended for tourist accommodation. APE Class G Code CBI143-2053-8031

The images and proportions shown in the announcement are not to be considered the subject of a contractual obligation, but rather are to be understood as purely illustrative. To view all our real estate proposals, visit our website "[www.coldwellbanker.it/kreacase](http://www.coldwellbanker.it/kreacase)" or our Facebook page "[www.facebook.com/cbkcreacase](https://www.facebook.com/cbkcreacase)"; Instagram "[www.instagram.com/cbkcreacase](https://www.instagram.com/cbkcreacase)"; youtube "[www.youtube.com/@coldwellbankerkreacase](https://www.youtube.com/@coldwellbankerkreacase)" #coldwellbanker #cbkcreacase.

## Certification

Energy Class: G

## Features

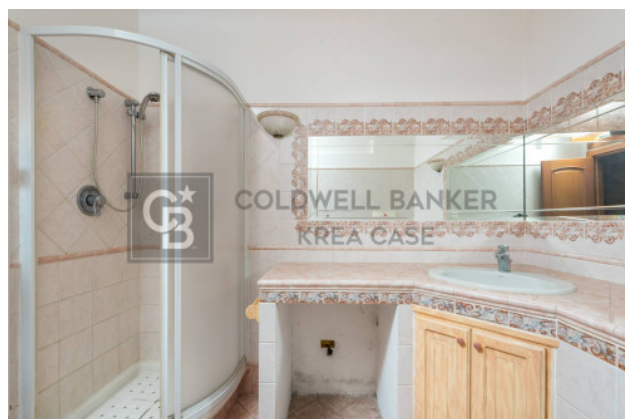
Property ID: CBI143-2053-8031	Contract: Sale
Categoria: Apartment	Address: Via Arturo Toscanini, 16
Zip Code: 47	Municipality: Marino
Zona: Spinabella	Total sqm: 160 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 5	Internal condition: Excellent
Floor: 1	Total floors: 2
Date of construction: 1990	Current Status: Available after the deed of sale
Condominium costs: € 120	Terrace: Present, 36 sq.m.
Kitchen: Regular Kitchen	



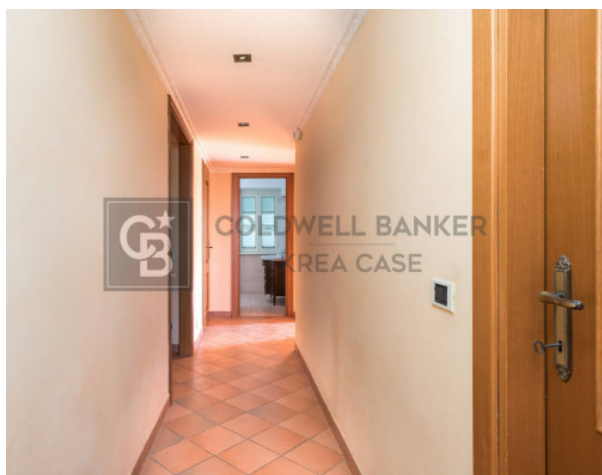
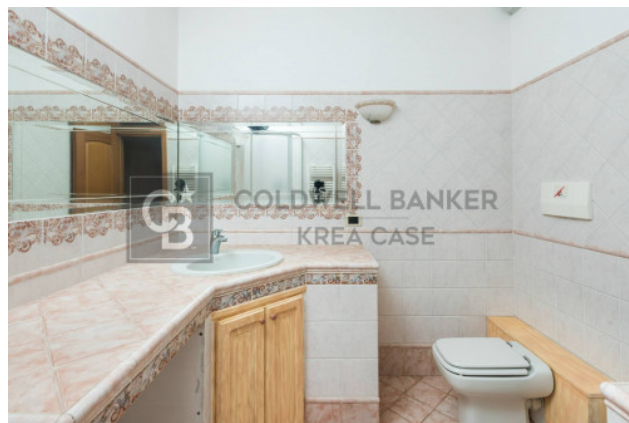
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