



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

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

## Penthouse for sale in Roma Cassia € 545.000 Ref. CBI100-686-289921



**168 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7**

Via Cassia - We are pleased to offer you for sale in Via Gradoli, in a comfortable and peaceful setting, a beautiful penthouse of about 150 square meters.

The elegant apartment comprises on the attic floor an entrance hall, lounge with fireplace, dining room overlooking the large terrace, eat-in kitchen, bathroom, service/laundry room and another bathroom. On the top floor, which is accessed by a comfortable internal staircase, we find the sleeping area with two double bedrooms and a bathroom. The large windows that illuminate the interiors and the magnificent terrace of about 60 square meters, with its triple exposure, ideally connect the property with the splendid Insugherata Park.

The property is in excellent condition and equipped with volumetric and perimeter burglar alarm, internal video surveillance system, automatic watering, safe and air conditioners in all rooms. Thanks to a unique and modern design but also warm and welcoming given the use of soft shapes and sophisticated materials, it is the ideal solution for those who wish to live in a peaceful setting, surrounded by greenery, but not far from all types of services, businesses and schools. The property includes a comfortable garage inside the condominium garage.

Possibility of taking over a residual loan with a very advantageous rate.

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## Certification

**Energy Class:** G

**EPgInr:** 175.00 kwh/□

## Features

Property ID: CBI100-686-289921	Contract: Sale
Categoria: Penthouse	Address: Via Gradoli
Zip Code: 189	Municipality: Roma
Zona: Cassia	Total sqm: 168 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 7	Internal condition: Restored
Floor: Attic	Total floors: 4
Independent heating: Heating	Lift: Yes
Date of construction: 1970	Current Status: Available after the deed of sale
Condominium costs: € 150	Terrace: Present, 60 sq.m.
Kitchen: Regular Kitchen	Garage: for one car, 18 sq.m.
Terrace : 60 □	Antenna : Independent
SAT Tv : Independent	Storage
High-speed internet connection	Cellar : 6 □
Fastweb connection	Fireplace
Air conditioning	Parquet
Telephone system	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Preparation for alarm system	Safety deposit box
Roller shutters	Garret : 45 □
Panoramic view	

## 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	















