



## Villa for sale in Roma Casal Morena € 319.000 Ref. CBI143-2042-X9000-2



### 81 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

MORENA Casal Morena and precisely Via Gioia Tauro, Adjacent to the "Heaven Sporting Club - Morena" sports complex, Coldwell Banker | Krea Case is pleased to offer for sale some very refined terraced four-family villas under construction built by "ImmobilMad Costruzioni". The properties include a private garden, porches, pergolas, balconies, a solar greenhouse, interior spaces that can be customized according to the needs of the buyers and two uncovered parking spaces included in the price. The building has two floors above ground and welcomes independent housing solutions, some larger to accommodate even a large family, some smaller ones suitable for a smaller family unit; due to their structure and size, these housing solutions are aimed in particular at those who need a strategic position to take advantage of services for the citizen and public transport that can also be reached on foot, but who still prefer an independent housing solution with large outdoor spaces.

The villas will be equipped with a ducted air heating system with an electricity-powered heat pump, a 3Kw photovoltaic system, provision for a solar thermal panel, provision for an alarm system, provision for air conditioning, a wide choice of floor coverings, bathroom and kitchen cladding with quality materials, pvc window frames, iron shutters, armored doors.

The central portion Interno Due, has two exposures and a garden of about 55m<sup>2</sup>, benefits on the upper floor of a surface intended for use as a technical room at a constant height without attic areas and develops a total of about 81m<sup>2</sup>; the internal distribution of the spaces includes a comfortable living room with access from the porch and directly connected to the solar greenhouse built with beautiful windows, open kitchen, a single bedroom and a service on the ground floor; upstairs there is a double bedroom, a comfortable walk-in closet, the floor services, a well-exposed terrace and a balcony.



The Lateral Villas, larger, have three free exposures and a large surrounding garden and use residential surfaces on both levels. The area, between Via Anagnina and Via Casal Morena, is in the immediate vicinity of the Grande Raccordo Anulare, appears to be reserved and quiet and at the same time well served and exceptionally connected to central Rome and the Castelli Romani. APE Class "A" Cod. CBI143-2042-X9000-2

The images and proportions shown in the announcement are not to be understood as the subject of a contractual obligation, but are to be understood as purely illustrative.

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## Certification

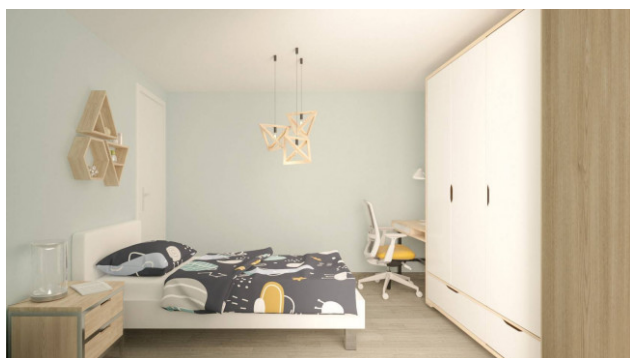
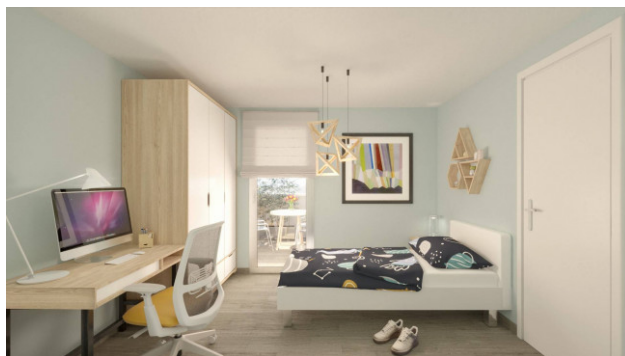
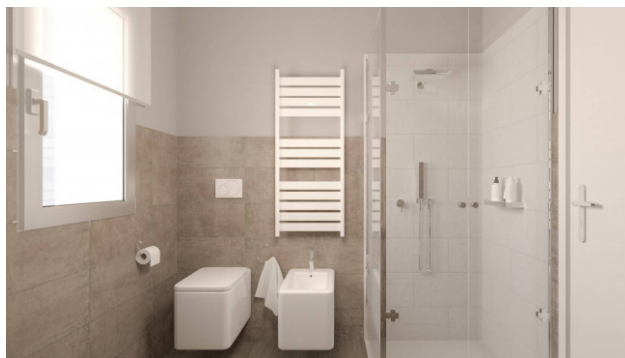
**Energy Class:** A1

## Features

Property ID: CBI143-2042-X9000-2	Contract: Sale
Categoria: Villa	Address: Via Gioia Tauro, snc
Zip Code: 118	Municipality: Roma
Zona: Casal Morena	Total sqm: 81 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Internal condition: Restored
Floor: On two-levels	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 2024	Balconies: Present, 5 sq.m.
Terrace: Present, 9 sq.m.	Garden: Private, 55 sq.m.
Kitchen: Exposed Kitchen	











# **Krea Case**

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