



## **Apartment for sale in Roma**

### **Prati Fiscali**

### **€ 550.000**

### **Ref. CBI118-1866-301517**



**153 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5**

#### **Top floor large-size apartment in Via Conca D'Oro 378**

CONCA D'ORO □ Within walking distance from the underground line B stops "Conca d'Oro" and "Jonio" Coldwell Banker is delighted to offer for sale an apartment of about 150 sqm set on the top floor of a beautiful brick-facade building with lift located inside a well-tended and elegant building complex with concierge service.

A large entrance hall leads to the double living room whose exceptional brightness is provided by the connection with a balcony and the terrace which surrounds the entire apartment.

The living room consists of a dining area, which is adjacent to the eat-in kitchen, and a sitting area with sofas. Its beauty is enhanced by the presence of an elegant functioning fireplace.

A hallway leads from the living room to the sleeping area consisting of three bedrooms, a single one, and two bathrooms, both with windows.

Two parking spaces in the internal garage complete the property. However, it is also possible to park in the common areas of the building complex where there is also a parking area for motorbikes.

This property is located in one of the most sought-after areas, not only for its proximity to the underground but also for being very close to services and shops. But above all, its strongest point is the proximity to the green area 'Parco delle Valli'.

Possibility of purchasing separately a completely renovated attic located on the upper floor that could be easily connected with the apartment.



## Certification

**Energy Class:** G

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI118-1866-301517

Contract: Sale

Categoria: Apartment

Address: Via Conca D'oro

Zip Code: 141

Municipality: Roma

Zona: Prati Fiscali

Total sqm: 153 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 5

Internal condition: To be renovated

Floor: 4

Total floors: 5

Independent heating: Central Heating

Lift: Yes

Date of construction: 1979

Current Status: Available after the deed of sale

Condominium costs: € 125

Balconies: Present, 20 sq.m.

Kitchen: Regular Kitchen

Fireplace

Air-Conditioned

Wiring : By Law

Aluminum Frames

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









