



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

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

## Apartment for sale in Roma Centro Storico € 980.000 Ref. CBI100-1565-289943



**96 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

Refurbished loft for sale in the Trident

Historic center, more precisely in the Promenade of Ripetta, a stone's throw from the Spanish Steps and Piazza del Popolo, we offer the sale of a property that best represents the encounter between modern comforts and the ancient charm of the Eternal City. Few houses have the ability to immediately satisfy the desire for light and space that the visitor's eye seeks, this is certainly one of those, brightness and silence are at the highest levels. The property, located on the second floor of a historic building served by a lift, is spread over two levels, connected to each other via a comfortable internal staircase. The current layout of the house provides that, once you cross the threshold of the entrance, your attention is immediately captured by the large corner windows in the living area, which in turn consists of lounge, dining room, kitchen, laundry area and a first service. On the upper level of the property we find the sleeping area, consisting of a double bedroom with en suite bathroom, a walk-in closet with window and an office area. This apartment is the result of a young and skilful renovation, characterized by high quality standard design elements and studied down to the smallest detail, to facilitate the entry of light into every room of the house and guarantee its visitors a clean view surrounded by greenery.

Cadastral category A/2 ("first home" tax benefit applicable).

If you are looking for an exclusive and prestigious property to move into, with the serenity of having made an excellent investment for the future, you have come to your destination.

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

VAT 04954530962



## Certification

**Energy Class:** E

**EPglnr:** 175.50 kwh/□

## Features

Property ID: CBI100-1565-289943	Contract: Sale
Categoria: Apartment	Address: Via Passeggiata di Ripetta
Zip Code: 187	Municipality: Roma
Zona: Centro Storico	Total sqm: 96 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Internal condition: Restored
Floor: 2	Total floors: 4
Independent heating: Central Heating with Counter	Lift: Yes
No architectural barriers: Yes	Date of construction: 1920
Current Status: Available after the deed of sale	Condominium costs: € 70
Kitchen: Regular Kitchen	: Yes
Antenna : Condominium	SAT Tv : Condominium
Storage	High-speed internet connection
Fastweb connection	Air conditioning
Telephone system	Electric system : Compliant
Wall mounted sanitary	Whirlpool bath
Shower	Preparation for alarm system
Safety deposit box	Roller shutters
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	







