



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
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## Apartment for sale in Roma Camilluccia € 350.000 Ref. CBI100-657-290105



**59 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

Camilluccia - Completely renovated, delivery at the end of March.

In the heart of one of the most elegant neighborhoods in Rome, we are pleased to offer for sale a completely renovated apartment with a small outdoor space.

The property is perfectly divided with a living area with lounge with open kitchen. In the sleeping area we find a comfortable double bedroom. There is a bathroom complete with shower.

Both the day and night parts are very bright thanks to the angular position.

The property will be delivered with: kitchen complete with all appliances, parquet flooring, air conditioning, eco-sustainable double glazed windows with tilt opening, automated shutters, LED lighting with dedicated light cuts, USB sockets on the walls.

The house is equipped with a home automation system that will allow you to have control, even remotely, of your devices and further limit consumption.

Three-year warranty on systems; Immoveo House Book; Property compliant with the European «GREEN CASE» Directive.

It is possible to purchase a garage together with the property.

The building, with concierge service, is located on the elegant Via Camilluccia, considered one of the most prestigious residential streets in Rome. It is located in the northern part of the city and is characterized by elegant villas, large green spaces and a quiet residential atmosphere.

La Camilluccia is located near the Monte Mario Park, a large green area that offers opportunities for walking, jogging and outdoor

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activities. The park also offers a view of Rome, allowing you to enjoy unique panoramas.

The property is also perfect for investment use given the excellent location, the high profitability and the scarcity of properties of this size in the neighborhood.

Energy class C or higher.

## Certification

**Energy Class:** C

**EPglnr:** 0.00 kwh/□

## Features

Property ID: CBI100-657-290105	Contract: Sale
Categoria: Apartment	Address: Via Della Camilluccia, 35
Zip Code: 135	Municipality: Roma
Zona: Camilluccia	Total sqm: 59 sq.m.
Bedrooms: 1	Bathrooms: 1
Rooms: 2	Internal condition: Restored
Floor: 2	Total floors: 5
Independent heating: Central Heating with Counter	Lift: Yes
No architectural barriers: Yes	Current Status: Available after the deed of sale
Condominium costs: € 50	Balconies: Present, 3 sq.m.
Garden: Common	Kitchen: Regular Kitchen
Terrace : 20 □	Antenna : Condominium
SAT Tv : Independent	Storage
High-speed internet connection	Fastweb connection
Air conditioning	Telephone system
Electric system : Compliant	Shower
Wooden fixtures	Roller shutters

## 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	





