



## **Penthouse for sale in Roma**

### **Vigna Clara**

### **€ 840.000**

### **Ref. CBI075-681-129763**



**200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

Mignanelli Real Estate is pleased to offer an exclusive penthouse and super penthouse located in viale Cortina D'Ampezzo.

The property is within an area with 24 hour security, large common areas and gardens.

The building is currently being renovated taking advantage of the 110 Bonus which brings significant aesthetic and functional improvements, such as: replacement of all fixtures, thermal insulation and installation of the latest generation boiler for independent heating.

The intervention allows the property to adapt to future European legislation relating to energy class.

The property is on two levels, attic on the fourth floor and super attic on the fifth, connected to each other by an internal staircase.

The entrance welcomes us into the bright and large living room with fireplace, the large windows overlook the level terrace that surrounds the entire apartment.

The terrace has areas that host a table and gazebo for convivial moments.

The kitchen is habitable and furnished in masonry.

Also on the floor, the sleeping area is composed of a common hallway that leads to the three bedrooms, each with a French window onto the terrace, and two bathrooms.

The upper floor is a large open space with its own terrace that stands out above the other condominiums, it can be made independent thanks to access from the condominium staircase.

The property includes a cellar as well as a garage suitable for SUV cars.



## Certification

**Energy Class:** A1

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI075-681-129763

Contract: Sale

Categoria: Penthouse

Address: Viale Cortina D'ampezzo, 176

Zip Code: 135

Municipality: Roma

Zona: Vigna Clara

Total sqm: 200 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 8

Internal condition: Good

Floor: Attic

Total floors: 5

Independent heating: Heating

Lift: Yes

Date of construction: 1960

Current Status: Available after the deed of sale

Condominium costs: € 450

Balconies: Present

Terrace: Present

Garden: Common

Sea distance: 30 meter

Kitchen: Regular Kitchen

Garage: for one car









