



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

Parioli

€ 555.000

Ref. CBI100-1565-290114



77 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Parioli - Archimede Eco-Residences

Completely renovated, delivery end of March 2024.

We are pleased to offer, inside an elegant Parioli building, a completely renovated apartment with fine finishes and a pleasant terrace.

The property is perfectly divided with a living area with lounge with open kitchen with exit onto a pleasant terrace.

In the sleeping area we find two comfortable bedrooms, one single and one double with en-suite bathroom. There is a second 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.

Energy class C or higher.

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The building, with concierge service, is located in the heart of the Parioli district, on via Archimede, considered one of the most prestigious residential streets in Rome.

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.

Finally, there is the possibility of being able to park a car in rotation inside the condominium courtyard.

Certification

Energy Class: C

EPglnr: 0.00 kwh/□

Features

| | |
|---------------------------------|--|
| Property ID: CBI100-1565-290114 | Contract: Sale |
| Categoria: Apartment | Address: Via Archimede, 138 |
| Zip Code: 197 | Municipality: Roma |
| Zona: Parioli | Total sqm: 77 sq.m. |
| Bedrooms: 2 | Bathrooms: 2 |
| Rooms: 3 | Internal condition: Restored |
| Floor: 1 | Total floors: 6 |
| Independent heating: Heating | Lift: Yes |
| Suitable for Students: Yes | No architectural barriers: Yes |
| Date of construction: 1950 | Current Status: Available after the deed of sale |
| Condominium costs: € 70 | Terrace: Present, 12 sq.m. |
| Kitchen: Exposed Kitchen | : Yes |
| Terrace : 12 □ | Antenna : Condominium |
| SAT Tv : Condominium | Storage |
| High-speed internet connection | Fastweb connection |
| Air conditioning | Parquet |
| Telephone system | Electric system : Compliant |
| Wall mounted sanitary | Shower |
| Alluminium fixtures | 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 |



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Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office



