



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 € 520.000 Ref. CBI100-657-290115



72 sq.m. | Bathrooms: 1 | Bedrooms: 1 | 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 beautiful terrace.

The property is perfectly divided with a living area with double living room with open kitchen with exit onto an enchanting habitable terrace.

In the sleeping area we find a large double bedroom with en-suite bathroom.

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.



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: CBI100-657-290115	Contract: Sale
Categoria: Apartment	Address: Via Leonardo Pisano
Zip Code: 197	Municipality: Roma
Zona: Parioli	Total sqm: 72 sq.m.
Bedrooms: 1	Bathrooms: 1
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	Balconies: Present, 20 sq.m.
Terrace: Present, 20 sq.m.	Kitchen: Exposed Kitchen
: Yes	Terrace : 20 □
Antenna : Condominium	Porch : 16 □
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



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Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



