



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma (RM)
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Apartment for sale in Roma Camilluccia € 320.000 Ref. CBI100-657-290118



56 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 a completely renovated apartment for sale. 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, stoneware on the floor, 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 activities. The park also offers a view of Rome, allowing you to enjoy unique panoramas.

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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

EPgInr: 0.00 kwh/□

Features

Property ID: CBI100-657-290118	Contract: Sale
Categoria: Apartment	Address: Via Dei Gandolfi, 9
Zip Code: 135	Municipality: Roma
Zona: Camilluccia	Total sqm: 56 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	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	





