

## Apartment for sale in Roma

**Statuario**

**€ 285.000**

**Ref. CBI161-2274-156**



**104 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

Coldwell Banker offers for exclusive sale a large apartment of approximately 97 m2, located in the immediate vicinity of the Appia Antica Archaeological Park and the Aqueducts Park.

The proposed property is located in the Statuario district precisely in Via Squillace, located on the second floor in a semi-curtained building of only 3 floors.

The apartment is located in the center of the neighborhood in a quiet and elegant setting, and is in good general internal and external maintenance conditions. The house is located on the second floor of an elegant building built in 1970 and consists of three bright rooms, including two bedrooms and a large living room.

The condominium fees, equal to only 50 euros per month, make this housing solution extremely convenient.

The real estate unit has an independent methane heating system, which guarantees perfect temperature regulation at any time of the year. The apartment is in a good state of conservation, thus offering the possibility of customizing the spaces according to your tastes and needs.

The eat-in kitchen, spacious and bright, is perfect for those who love spending time in the company of friends and family.

Furthermore, thanks to the external exposure to the west, the apartment is always kissed by the sun, making the rooms even more welcoming and comfortable. The property includes two balconies, ideal for enjoying some relaxation outdoors,

Thanks to its strategic location, the apartment is well connected by public transport and has all the necessary services nearby. The property is ideal for those who want to purchase a house ready to be customized and for those looking for a housing solution in an



exclusive area of Rome.

Don't miss the opportunity to become the new owner of this one-of-a-kind apartment!

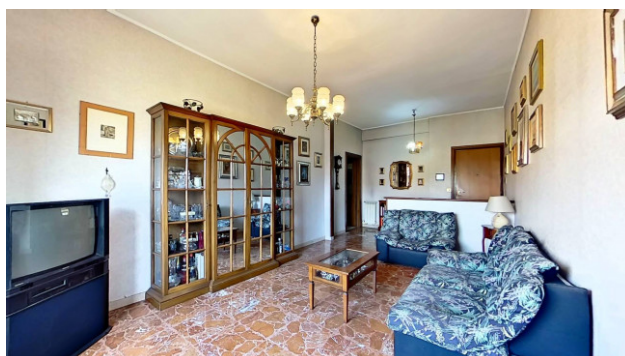
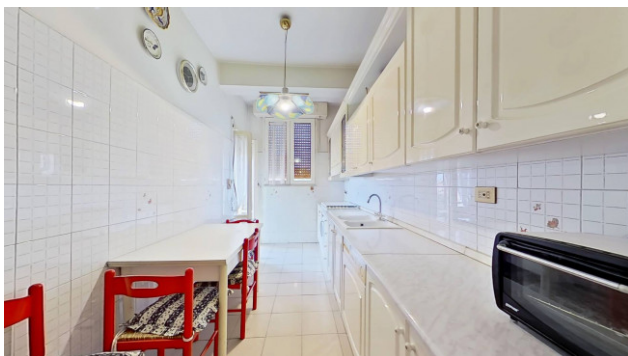
Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering 360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the excellence of our training system and advanced online resources are some of the factors that define our success.

## Certification

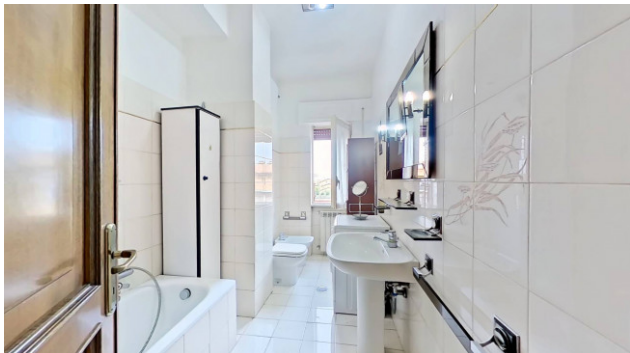
**Energy Class:** F

## Features

Property ID: CBI161-2274-156	Contract: Sale
Categoria: Apartment	Address: via Squillace, 23
Zip Code: 178	Municipality: Roma
Zona: Statuario	Total sqm: 104 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: To Be Cleaned
Floor: 2	Total floors: 3
Independent heating: Heating	Date of construction: 1970
Current Status: Available after the deed of sale	Condominium costs: € 50
Balconies: Present, 12 sq.m.	Kitchen: Regular Kitchen









**24RE**

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