



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma (RM)
(+39) 06 8411681

Villa for sale in Roma

EUR

€ 1.850.000

Ref. CBI100-686-290151



220 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

GROUND FLOOR □ INT. 1

Commercial surface area: 220 m2

Internal surface: 160 m2

Garden: 350 m2

Covered porch: 30 m2

Terrace: 40 m2

Double living room

3 bedrooms

3 bathrooms

Kitchen

Cellar: 38 m2

Uncovered parking spaces: 2

Price: 1,850,000

IMMEDIATE DELIVERY

Barbera Group International Real Estate

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infobarberagroup@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



Eur - On the top of the EUR hill, in Via Nepal, we are pleased to present you an exclusive and elegant transformation of a villa residence built in the 1960s into a modern condominium of 5 apartments and 2 completely independent penthouses. This is a rare opportunity to live in a residential area surrounded by greenery, in an unobtainable oasis of well-being just 15 minutes from the historic center of Rome. All the properties are of the A3 energy class, equipped with the most innovative technologies, with photovoltaic systems, air conditioning, home automation and anti-theft system. Each of the 7 homes has unique and different characteristics, all with triple exposure, oak parquet, armored door, electric windows, large and sunny terraces or gardens to enjoy relaxation in total privacy, a large cellar/laundry room, 2 uncovered parking spaces, lift to the penthouses and automatic entrance gate.

These residences represent an excellent housing choice thanks to the proximity of the main services, shops, Metro B station, exclusive sports clubs and even international schools, but surrounded by magnificent green areas such as the EUR lake and the Eucalyptus park. Choosing to live in new homes with outdoor spaces and reduced energy costs, in an elegant neighborhood, is an investment for the future and above all for the next generations.

Certification

Energy Class: A3

EPglnr: 40.00 kwh/□

Features

Property ID: CBI100-686-290151	Contract: Sale
Categoria: Villa	Address: Via Nepal, 41
Zip Code: 144	Municipality: Roma
Zona: EUR	Total sqm: 220 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 6	Internal condition: Excellent
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Lift: Yes	No architectural barriers: Yes
Date of construction: 2023	Current Status: Available after the deed of sale
Condominium costs: € 200	Garden: Private, 400 sq.m.
Kitchen: Regular Kitchen	: Yes
Antenna : Condominium	SAT Tv : Independent
Storage	High-speed internet connection
Cellar : 34 □	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



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Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





