



**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

### € 1.100.000

### Ref. CBI100-686-290154



**130 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

PLAN T □ INT.4

Commercial surface area: 130 m2

Internal surface: 90 m2

Covered porch: 10 m2

Terrace: 20 m2

Garden: 110 m2

Living room with open kitchen

1 bedroom

1 bedroom

2 bathrooms

Service room on the S1 floor: 45 m2

Uncovered parking spaces: 2

Price: 1,100,000

IMMEDIATE DELIVERY



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: CBI100-686-290154

Contract: Sale

Categoria: Villa

Address: Via Nepal, 41

Zip Code: 144

Municipality: Roma

Zona: EUR

Total sqm: 130 sq.m.

Bedrooms: 2

Bathrooms: 2

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, 131 sq.m.

Kitchen: Exposed Kitchen

: Yes

Antenna : Condominium

SAT Tv : Independent

Storage

High-speed internet connection

Cellar : 38 □

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	





