



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

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

## **Penthouse for sale in Roma**

### **EUR**

**€ 1.280.000**

**Ref. CBI100-686-290156**



**150 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

PENTHOUSE □ INT.6

Commercial surface area: 150 m2

Internal surface area: 126 m2

Terrace: 45 m2

Living room with open kitchen

3 bedrooms

3 bathrooms

Elevator

Cellar: 13 m2

Uncovered parking spaces: 2

Price: 1,280,000

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: A4**

## Features

Property ID: CBI100-686-290156	Contract: Sale
Categoria: Penthouse	Address: Via Nepal, 41
Zip Code: 144	Municipality: Roma
Zona: EUR	Total sqm: 150 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	Date of construction: 2023
Current Status: Available after the deed of sale	Condominium costs: € 200
Terrace: Present, 45 sq.m.	Kitchen: Exposed Kitchen
: Yes	Antenna : Condominium
SAT Tv : Independent	Storage
High-speed internet connection	Cellar : 13 □
Fastweb connection	Air conditioning
Parquet	Telephone system
Electric system : Compliant	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



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





