



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□Via Orazio, 23

□Via di Monte Verde, 11F - 00193 Roma (RM)

(+39) 06 84000000

Apartment for sale in Roma Nomentano € 305.000 Ref. CBI038-199-301549



65 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

NEAR TO LIBIA METRO STOP - TWO-ROOM APARTMENT - RENOVATED - OUTDOOR PATIO

65 sqm apartment, completely independent without condominium costs.

Located in via Benadir, a private street and a quiet setting, but at the same time close to all the services of the neighborhood including the viale Libia metro.

On the ground floor and with independent entrance, it internally consists of an open living room, livable kitchen, master bedroom and bathroom. The property includes an external brick patio of approximately 20 sqm.

The property is undergoing renovation with delivery scheduled for March 2024. The works consist of the renovation of all systems, water, electricity and air conditioning; the installation of highly thermally insulating fixtures and safety grates; video intercom; independent heating with gas boiler; provision for video surveillance and anti-theft system. Ideal solution for a young couple or as an investment for rental to students/workers, given the centrality of the area and the presence of various transport stops that allow you to easily reach the center

Asking price 305,000

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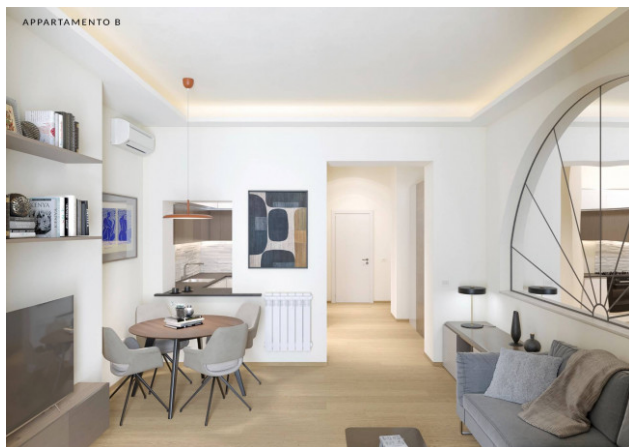


Features

Property ID: CBI038-199-301549	Contract: Sale
Categoria: Apartment	Address: Via Benadir
Zip Code: 199	Municipality: Roma
Zona: Nomentano	Total sqm: 65 sq.m.
Bedrooms: 1	Bathrooms: 1
Rooms: 2	Internal condition: To be renovated
Floor: Ground Floor	Independent heating: Heating
No architectural barriers: Yes	Terrace: Present
Kitchen: Kitchenette	Terrace : 20 m ²
Antenna : Independent	Fastweb connection
Air conditioning	Parquet
Telephone system	Electric system : Compliant
Wall mounted sanitary	Shower
Alluminium fixtures	Preparation for alarm system

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	



CARATTERISTICHE APPARTAMENTO B

PAVIMENTI		RIVESTIMENTI BAGNI	
MARCA DECO CLAPI 3D YADAN		ENERGIE KER SAHARA NOIR KER 12 LUCIDO WHITE	ENERGIE KER SAHARA NOIR KER 12 LUCIDO BLACK
		RIVESTIMENTI ESTERNI ENERGIE KER SUNSTONE 60X120 LUCIDO WHITE NARMO TRAVERTINO (SCALE D'ACCESSO) 	
<ul style="list-style-type: none"> Ingresso autonomo Riscaldamento Autonomo Caldaia a GAS Termosifoni e Termoarredo Condizionamento Dual Split System Luci di Emergenza Predisposizione Rilevatori Antifurto Predisposizione Videosorveglianza Videocitofono TV satellitare e terrestre Vano Lavanderia Inferiate di Sicurezza Infilso a Taglio Termico con Vetro Bassoemissivo Safety Box a Combinazione Sanitari e Rubinetterie di Qualità Impianto Elettrico a Norma Impianto di Distribuzione Gas Certificato Impianto Idrico Nuovo Rubinetto Acqua Esterno Rivestimenti della scala di accesso in travertino Rivestimenti Bagno Rivestimenti Cucina Pavimento Outdoor in Sunstone della Energie Ker Pavimento Interno in Clapi 3D Yadan Parte Interne della Cirsi Industrie Frutti e placche della Serie Oleas M1 Bianco 		RIVESTIMENTI CUCINA CERAMICA VITRE TRASPARENTE JOKAR 60X60 NAT. 1018 	

• SANITARI SCOPPI Ideal Standard Serie LIFE B - 746176 Vaso a terra Rim33- per installazione filo parete Ideal Standard Serie LIFE B - 746177 Bidet a terra monoforo per installazione filo parete		• BASE LAVABO Ideal Standard - LIFE B BASE LAVABO 2 Canali 100CM - Bianco opaco T5272DU	
• LAVABO Ideal Standard - LIFE B LAV TOP 100CM Bianco satinato T460401		• SPECCHIO ARTELINIA - L100 H90	
• PLACCA SCARICO WC OLEAS M1 BIANCO - ULTRA FLAT 5 PD 140X80 BIANCO R0115AC		• PIATTO DOCCIA Ideal Standard - ULTRAFLAT NEW SH1 100X100 SQ BIANCO	
• RUBINETTERIA miscelatore lavabo - Ideal standard - CERAFLEX DR SLIM/IN PMET CROM B1711AA miscelatore bidet - Ideal standard - CERAFLEX 9/MET CROM B1718AA miscelatore doccia - Ideal standard - CERAFLEX MISC INC V/D KIT 1+2 CROM A8758AA Kit doccia - Ideal standard - IDEALRAIN SP2 BRACCIO SOFF DURL CROMO B2388AA		ARTELINEA 	

