



## **Penthouse for sale in Roma Cassia € 1.750.000 Ref. CBI075-681-129771**



### **380 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 14**

Coldwell Banker Mignanelli Real Estate is pleased to exclusively present a luxurious penthouse and penthouse located within a prestigious area, with concierge service, swimming pool, tennis court and large green common areas.

The property is on two levels, the fifth floor is the attic and the sixth super-attic, the south-facing exposure ensures brightness all day and overlooks the Insugherata Park.

Upon entering the apartment, a large entrance hall with dressing area welcomes us and leads to the highly representative triple living room, well divided into a living area and dining area.

The large windows surround and give access to the spacious and well-organised terraces, equipped with adjustable pergolas and furnishings.

The super professional kitchen covered in steel is equipped with latest generation appliances with a large central island.

The floor is completed by the fully equipped laundry area and a guest bathroom.

The attic floor is connected by an important internal helical staircase, illuminated on the ground by a steplight, above by a spectacular chandelier.

On the floor we find the sleeping area with three large bedrooms, each with en suite bathroom and wardrobe, all rooms have French windows that give access to the large dominant terrace, from which you can enjoy privacy and a wonderful 360 degree view of the greenery.

The renovation of the property was careful using quality materials and technological systems, the coverings are in fine Brazilian and



white Carrara marble, all the wardrobes and boiserie are works of high quality carpentry, the heating is underfloor, the air conditioning is air is ducted, all shutters are electric, the property is equipped with an alarm and video surveillance system, all controlled remotely.

The one-of-a-kind property is sold turnkey, ready to be inhabited immediately.

The property includes a double covered parking space and a spacious cellar.

The monthly condominium fee includes water and a portion of heating, as well as condominium services which include swimming pool, tennis court and security guard.

## Certification

**Energy Class:** B

**EPglnr:** 175.00 kwh/□

## Features

Property ID: CBI075-681-129771

Contract: Sale

Categoria: Penthouse

Address: Via Cassia, 837

Zip Code: 189

Municipality: Roma

Zona: Cassia

Total sqm: 380 sq.m.

Bedrooms: 4

Bathrooms: 4

Rooms: 14

Internal condition: Restored

Floor: 5

Total floors: 5

Independent heating: Heating

Parking space: Carport

Lift: Yes

Date of construction: 1970

Current Status: Available after the deed of sale

Condominium costs: € 630

Balconies: Present, 30 sq.m.

Terrace: Present, 200 sq.m.

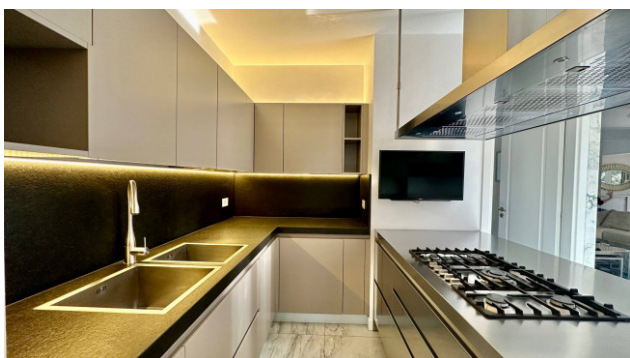
Garden: Common, 1.500 sq.m.

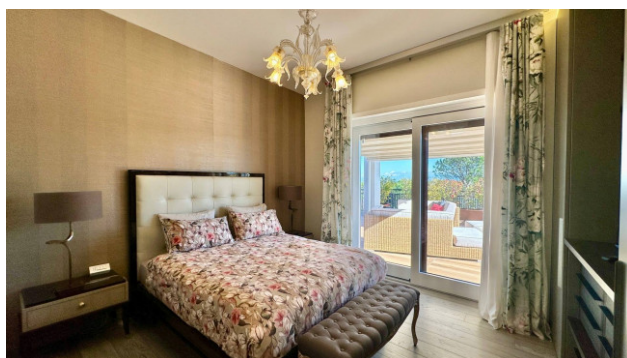
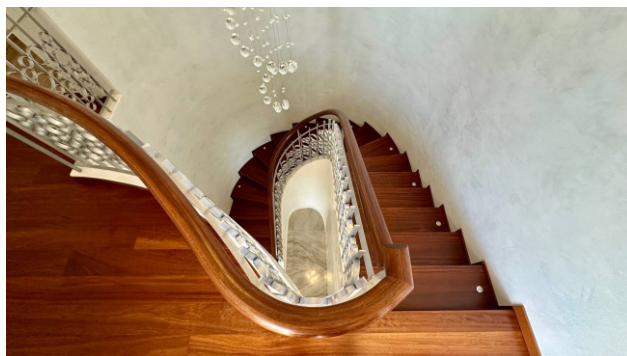
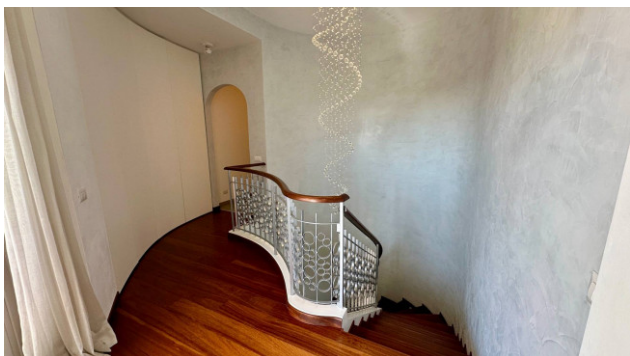
Sea distance: 30 meter

Kitchen: Regular Kitchen

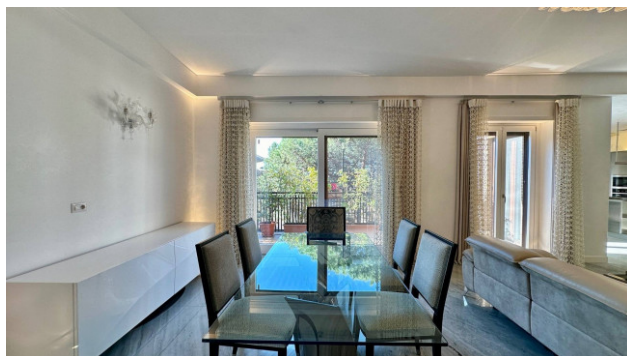
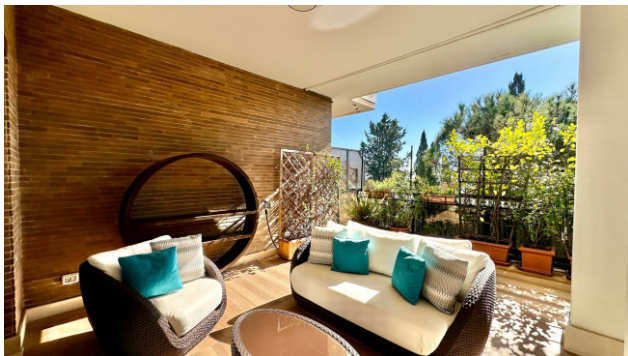
Garage: for two cars

: Yes













PIANO QUINTO  
H=3,00

