



COLDWELL BANKER

ROYAL RE

Royal RE
Via Cortina d'Ampezzo n.325 - 00135 Roma (RM)
(+39) 06 35509864

Apartment for sale in Roma Cortina d'Ampezzo € 430.000 Ref. CBI046-198-50248



120 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

CORTINA D'AMPEZZO - APARTMENT FOR SALE - €430,000.00

Bright apartment located in the Cortina d'Ampezzo area, one of the most prestigious and sought after in Rome. Its privileged position, on the ground floor of an elegant Art Nouveau building of only two floors with lift, makes it perfect for those looking for the convenience of a home a few steps from services and public transport. The internal spaces offer a large living area consisting of a bright living room with a kitchenette, both with direct access to the 150 m2 partly paved garden, two bedrooms, a bathroom. The underlying part of 33 m2 is ideal for a hobby room or laundry area. Inside we find 20 m2 of outdoor parking. the property is in excellent condition inside, armored door, alarm, home automation, hot/cold air heating. It is currently an A/10 but can be restored to A/2 for residential use. Thanks to its strategic position and its characteristics, this apartment represents an excellent opportunity for those who want to live in a prestigious and well-served area of the capital.

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The Coldwell Banker brand is also recognized for creating innovative services for consumers. For example, it is the first brand to have increased the performance/potential of the website www.coldwellbanker.com by making it visible also on smartphones, iPhones and it was also the first brand to exploit the strength and importance of videos in the promotion of properties.

Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI046-198-50248

Contract: Sale

Categoria: Apartment

Address: Via Vallombrosa, 38

Zip Code: 135

Municipality: Roma

Zona: Cortina d'Ampezzo

Total sqm: 120 sq.m.

Bedrooms: 2

Bathrooms: 1

Rooms: 3

Internal condition: Good

Floor: Ground Floor

Independent heating: Air-Conditioned

Parking space: Uncovered Parking

Lift: Yes

Current Status: Available after the deed of sale

Condominium costs: € 250

Garden: Private

Kitchen: Kitchenette



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