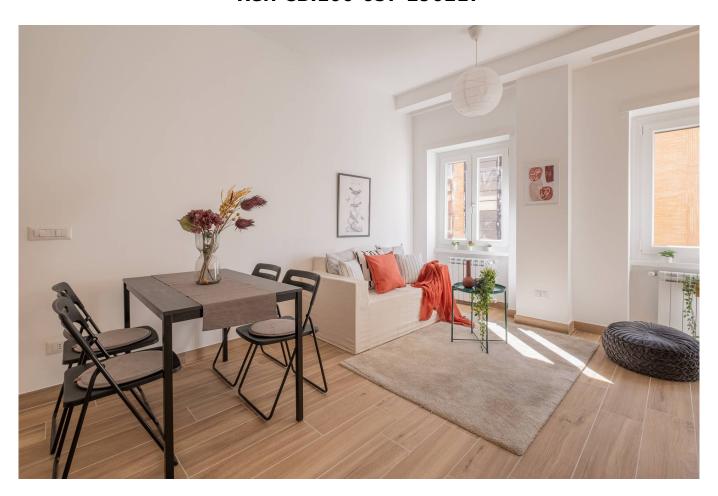


# Apartment for sale in Roma Camilluccia € 645.000 Ref. CBI100-657-290217



## 120 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Camilluccia - 120m2 apartment completely renovated with delivery at the end of March. In the heart of one of the most elegant neighborhoods in Rome, we are pleased to offer for sale a completely renovated 120m2 apartment.

The property is perfectly divided with a living area with lounge with open kitchen, with exit onto a small balcony. Next to it is a comfortable study with bathroom which can also be used as a third bedroom. In the sleeping area we find two large bedrooms with an additional bathroom.

Both the day and night parts are very bright thanks to the angular position.

The property will be delivered with: furnished kitchen, air conditioning, eco-sustainable double glazed windows with tilt opening, automated shutters, LED lighting with dedicated light cuts, USB sockets on the walls. The house is equipped with a home automation system that will allow you to have control, even remotely, of your devices and further limit consumption.

Three-year warranty on systems; Immoveo House Book; Property compliant with the European «GREEN CASE» Directive.

The building, with concierge service, is located on the elegant Via Camilluccia, considered one of the most prestigious residential streets in Rome.

The property can also be divided for two families, having two entrances and the provision for two kitchens.

Also perfect for investment use given the excellent location, high profitability and scarcity of properties of this size in the neighbourhood.

It is possible to purchase a box.



Energy class C or higher.

### Certification

Energy Class: C

### **Features**

| Property ID: CBI100-657-290217                    | Contract: Sale                                   |
|---|--|
| Categoria: Apartment                              | Address: Via Della Camilluccia                   |
| Zip Code: 135                                     | Municipality: Roma                               |
| Zona: Camilluccia                                 | Total sqm: 120 sq.m.                             |
| Bedrooms: 3                                       | Bathrooms: 2                                     |
| Rooms: 4  | Internal condition: Restored                     |
| Floor: 2  | Total floors: 4                                  |
| Independent heating: Central Heating with Counter | Lift: Yes  |
| Date of construction: 1960                        | Current Status: Available after the deed of sale |
| Condominium costs: € 110                          | Balconies: Present, 2 sq.m.                      |
| Garden: Common                                    | Kitchen: Exposed Kitchen                         |
| : Yes   | Terrace : 30 🛘                                   |
| Antenna : Condominium                             | SAT Tv : Condominium                             |
| Storage   | High-speed internet connection                   |
| Fastweb connection                                | Air conditioning                                 |
| Telephone system                                  | Electric system : Compliant                      |
| Shower  | Alluminium fixtures                              |
| Preparation for alarm system                      | Roller shutters                                  |
| Panoramic view                                    |  |

# 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  |                   |













































