

# Apartment for sale in Roma

## Magliana

### € 279.000

### Ref. CBI161-2274-171



**100 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

VIA SESTO FIORENTINO - 3 rooms - high floor

Coldwell Banker offers for sale this beautiful apartment in the Magliana residential area, one of the most dynamic and well-served in Rome.

The property is in excellent condition and is located on the second floor of a five-storey building, built in 1970, equipped with a lift.

With a total area of 100 square meters, the property is composed as follows: entrance, large living room, two bedrooms, a bathroom, semi-habitable kitchen and two balconies.

The heating is centralized with meters and uses methane as fuel, while the system is with radiators, guaranteeing excellent heat distribution in every room, in addition to the presence of three latest generation air conditioners.

The property is in good condition and the fixtures are made of wood.

To ensure safety there is an alarm system and the concierge is present at the entrance to the building.

The apartment faces east-southwest, ensuring great brightness throughout the day and a pleasant view.

Furthermore, it is equipped with two balconies, ideal for enjoying moments of relaxation outdoors.

The currently furnished property will be delivered empty, offering the possibility of customizing the rooms according to your tastes and needs.

Thanks to its excellent location, the apartment is close to all services, such as shops, schools, parks and is well connected by public transport: just 10 minutes walk away is the Villa Bonelli station with trains to Fiumicino- Nomentana airport / station; 15 minutes from



the motorway to Fiumicino.

An ideal solution for those who want to live in a quiet and well-served area.

Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering 360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the excellence of our training system and advanced online resources are some of the factors that define our success.

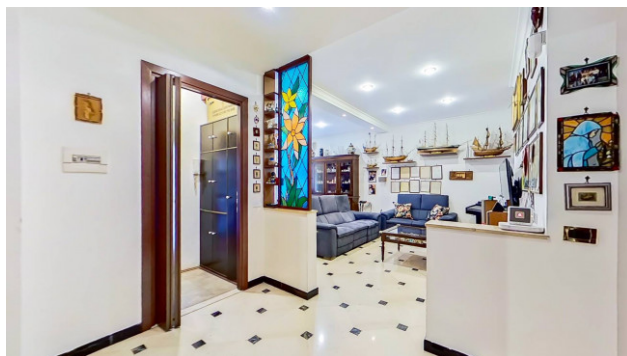
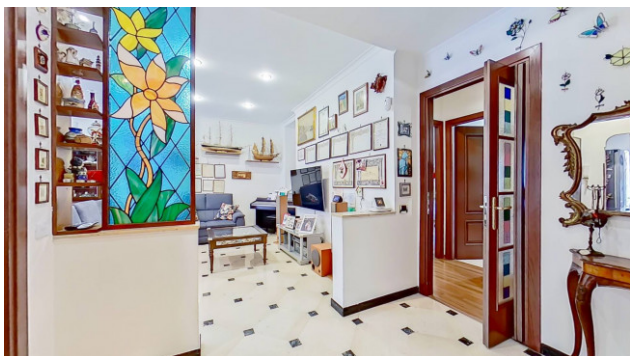
THIS INFORMATION AND FLOOR PLANS ARE MERELY INDICATIVE AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

## Certification

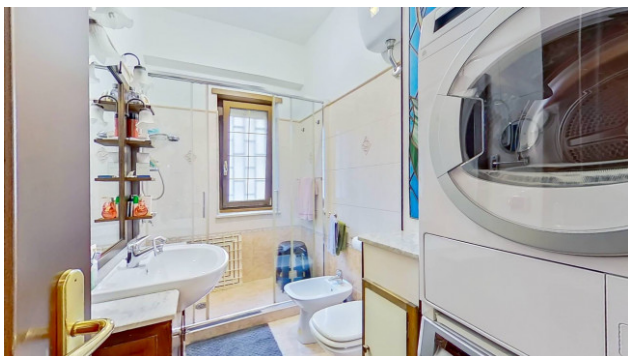
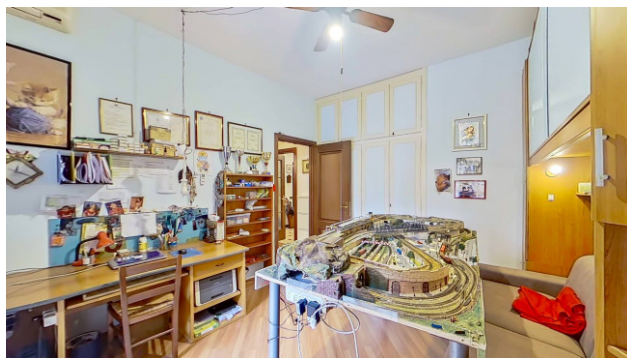
**Energy Class:** F

## Features

Property ID: CBI161-2274-171	Contract: Sale
Categoria: Apartment	Address: via Sesto Fiorrentino
Municipality: Roma	Zona: Magliana
Total sqm: 100 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 3
Internal condition: Good	Floor: 2
Total floors: 5	Independent heating: Central Heating with Counter
Lift: Yes	Date of construction: 1970
Current Status: Available after the deed of sale	Balconies: Present
Kitchen: Small Kitchen	





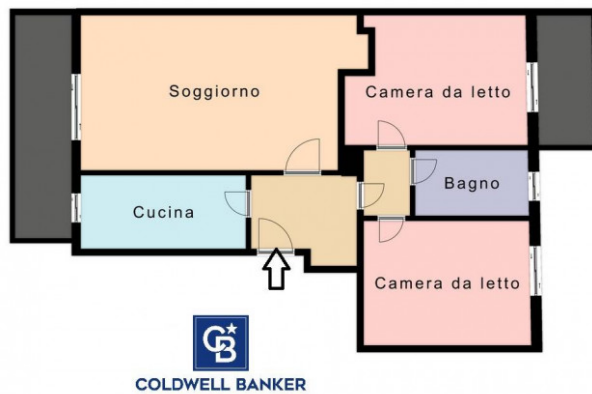






#### 24RE

Via Val di Non 20-22 - Roma (RM) - +390669327873  
24reroma@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



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