



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

## Apartment for sale in Roma

Prati

€ 1.350.000

Ref. CBI100-160-290228



**230 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8**

Luxury Apartment in Via della Giuliana

We are pleased to present you a unique opportunity in the Prati district, a few hundred meters from the centuries-old walls of the Vatican Museums, in an elegant building served as a concierge.

This splendid apartment, located on the seventh floor out of 8 of a stately building, built in the 1920s offers a view of the dome of San Pietro and Monte Mario.

The property has a surface area of 230 m2, is very bright, thanks to a double exposure, and has two entrances: the property is made up of the union of two residential units with easy possibility of restoration.

In the living area there is a quadruple living room, with 5 large windows and 2 delightful balconies with open views of Rome which create a unique and evocative atmosphere.

The main entrance leads to a study-library corner overlooking the silent internal courtyard.

Next, the prestigious dining room, double, spacious and overlooking Via della Giuliana.

The walls are embellished with columns, capitals and stuccos with great attention to detail.

Then there is the modern kitchen fully equipped with excellent appliances.

Finally, the service area with bathroom, laundry and ironing room, a comfortable equipped balcony and the storage room, with walk-in closet. A mezzanine with double opening has been built over the entire area.

The night part is composed as follows:

Barbera Group International Real Estate

Via Panama, 22 - Roma (RM) - (+39) 06 8411681

info@barberagroup@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



1 large master bedroom, with access to a delightful private balcony that runs alongside the entire room and a dressing room;  
1 double bedroom;  
1 single bedroom;

2 large and bright bathrooms all finished with quality materials, and one with a hydromassage tub.

The apartment is in an excellent state of repair, with recent renovation works in the reception area and kitchen.

A contract is still active for a covered parking space in the adjacent convenient car park in Via Andrea Doria, about 150 meters away, at 200 Euros/month.

The property can represent both a notable opportunity for a family, given the centrality of the location, served by all means of transport and the proximity to schools of all levels, and for an investment with the construction of a holiday home or B&B, given the proximity to the Vatican CITY.

## Certification

**Energy Class:** G

**EPgInr:** 175.00 kwh/□

## Features

Property ID: CBI100-160-290228	Contract: Sale
Categoria: Apartment	Address: Via Della Giuliana
Zip Code: 195	Municipality: Roma
Zona: Prati	Total sqm: 230 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 8	Internal condition: Excellent
Floor: 7	Total floors: 8
Independent heating: Central Heating with Counter	Lift: Yes
Date of construction: 1920	Current Status: Available after the deed of sale
Condominium costs: € 400	Balconies: Present
Kitchen: Regular Kitchen	Antenna : Condominium
SAT Tv : Condominium	Storage
High-speed internet connection	Fastweb connection
Air conditioning	Telephone system
Whirlpool bath	Shower
Safety deposit box	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



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma (RM)  
(+39) 06 8411681

Municipal office

.....

















