



COLDWELL BANKER
ITALY

Coldwell Banker Gruppo Bodini

Via Orazio, 23 - 00193 Roma

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Apartment for Sell in Roma

📍 Via Melanesia, Roma, 00121 (RM)

325.000€



Contact info



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Description

VIA MELANESIA, OSTIA PONENTE, ROME

We offer the exclusive sale of a furnished apartment of 115 sq m, with three habitable balconies, located on Via Melanesia, in the heart of Ostia, about 1 km from the sea and the Ostia Lido Nord station, with a direct connection to Rome.

The property is located on the 4th floor of a five-story, matching-color building in good condition and equipped with an elevator. Thanks to its triple exposure, two of which are exterior, it enjoys excellent natural light and a splendid panoramic view of the pine forest. The size and layout of the rooms allow for the potential division into two independent residential units, making the property attractive both as a primary residence and as an investment for residential or hospitality rentals. The property also includes a 20 sq m covered parking space and a 6 sq m cellar. Available immediately.

Strategic position

The central location allows you to easily reach the main services of the neighborhood, on foot or by public transport: Just 350 meters from Via delle Baleniere and 200 meters from Via delle Canarie, areas served by shops, schools, supermarkets, a local market, restaurants, bars, and gyms. Approximately 1.4 km from the sea and the Ostia Pier. Approximately 1 km from Ostia Lido Nord Station, with direct connections to Rome. Layout

The internal layout is functional, with large and well-defined spaces:

Living Area: Large entrance hall, large living room with windows, double exposure and direct access to the livable balcony with panoramic views of the pine forest. Kitchen: Eat-in and separate from the living room, with access to the livable balcony. Sleeping Area: Comfortable hallway with two mezzanines, master bedroom, second double bedroom with balcony, single bedroom, closet and two bathrooms both with windows.

Covered parking space: 20 sq m. Cellar: 6 sq m. Excellent investment and can be divided.

The regular floor plan allows for easy redistribution of space to suit your needs. The size and internal layout also lend themselves to potential division into two independent residential units. An ideal solution for families seeking a spacious and bright home or for those seeking a long-term investment, with the option of residential or hospitality rental.

Available immediately. €325,000.00 (furniture included).

Details



Property ID: CBI038-3229-301820



Surface: 115.00 m²



Rooms: 5



Bathrooms: 2



Energy Class: D EP glnr: 114.78 kwh/m²



Bedrooms: 3

Property Features



Floor: 4



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 115.00 m²



Rooms: 5



Bedrooms: 3



Bathrooms: 2



Kitchen: Habitable



Elevator: 1



Balconies: Presente



Parking space: Covered

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

Images









