



COLDWELL BANKER
ERETUM RE GROUP

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Via Corsica 28 - 00015 Monterotondo
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Apartment for Sell in Monterotondo - Area: Monterotondo Scalo

📍 via Salaria, Roma, 00015 (RM)

385.000€



INTERNO



Contact info



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Description

New Building Initiative – XVIII Mile – Via Salaria 209 Monterotondo Scalo.

Inspired by the history of the Via Salaria, where the 18th Miglio was a historic rest stop before entering Rome, the new residential project 'XVIII Miglio' was born. A strategic housing choice for those who want to live close to the capital without sacrificing tranquility and daily well-being.

The building is built on 4 floors and consists of 10 apartments that will be delivered in October 2027 with the possibility of customizing the internal layout and finishes for those who book by 30.12.2026

This listing features apartment no. 4: the first floor comprises 84 sq m of living space, a living room, eat-in kitchen, a double bedroom with ensuite bathroom, a second double bedroom, and a second bathroom. A 49 sq m terrace, balcony, and uncovered parking space are also available. It's possible to create a third bedroom in place of the kitchen and create a kitchenette in the living room.

The property features modern lines and finishes and is designed with cutting-edge technologies. It is fully electric and energy efficient, with a guaranteed energy rating of A3 or higher.

"XVIII Miglio" represents an ideal solution for those looking for a modern, efficient home with outdoor spaces and perfect connections to Rome and the main services in the area.

SPECIFICATIONS OF THE WORKS IN SUMMARY

-FLOORS AND COVERINGS –

Interior flooring in first choice porcelain stoneware of variable sizes

Non-slip and frost-resistant porcelain stoneware outdoor flooring

– WINDOWS AND FINISHES –

Armored doors such as Dierre or similar

Interior doors in wood or laminate

Frames in laminated wood or PVC, with low-emissivity double glazing

Electric shutters, with the exception of the large windows in the living rooms, which are equipped with blackout curtains

Masonry and glass parapets, metal railings and motorized driveway gates

– PLANTS –

electrical system compliant with Law 37/08

telephone, data, terrestrial and satellite TV systems

video intercom

emergency lights

alarm predisposition

basic home automation system for loads, shutters and, optionally, thermoregulation

plumbing system with Geberit or similar sanitary fixtures and Grohe or similar taps

autonomous heat pump for heating and domestic hot water

radiant floor heating

provision for ducted cooling

– ENERGY EFFICIENCY –

A 3 kW photovoltaic system is planned for each apartment, with an inverter designed for batteries.

A 1 kW system per residential unit connected to the condominium meter is also recommended.

Solar panels for the production of domestic hot water are also planned.

– GREEN-

The private gardens will be levelled and sown with English lawn and hedges planted around the perimeter

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Details

 Property ID: CBI049-227-960	 Surface: 117.00 m²
 Rooms: 3	 Bathrooms: 2
 Energy Class: A3 EP glnr: 85.12 kwh/m²	 Bedrooms: 2

Property Features

 Floor: 1	 Conservation status: Excellent
 Current condition: Under construction	 Surface: 117.00 m²
 Rooms: 3	 Bedrooms: 2
 Bathrooms: 2	 Kitchen: Habitable
 Position: Central	 Elevator: 1
 Balconies: Presente	 Parking space: Uncovered
 Terrace: Present	

Nearby



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Tennis Courts



Bike Paths



Playgrounds



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Middle Schools



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