



COLDWELL BANKER
BARBERA GROUP
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group
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Apartment for Sell in Roma - Area: Prati

📍 Circonvallazione Clodia, Roma, 00195 (RM)

670.000€



Contact info



Coldwell Banker Barbera Group

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Description

PRATI | CHARMING, COMPLETELY RENOVATED, NEVER ENTERTAINED APARTMENT WITH A PANORAMIC TERRACE OVERLOOKING MONTE MARIO. Possibility of a garage.

Clodia Ring Road 86

In the heart of Prati, in a private and sought-after location, Barbera Group offers for sale an elegant apartment of approximately 83 square meters, completely renovated and never lived in, located on the sixth floor of an elegant 1930s building.

A residence that combines the charm of period architecture with contemporary comfort, through quality materials, sophisticated finishes, and designer details.

The bright living room opens onto the panoramic terrace overlooking the Monte Mario hill, the Astronomical Observatory, and the historic Zodiaco lookout. The favorable exposure affords splendid sunsets, offering a privileged space to enjoy the light and the view.

The interior layout includes a separate eat-in kitchen, two bedrooms, two bathrooms, and a laundry room. A sliding door discreetly separates the living area from the sleeping area, ensuring greater privacy and a more organized layout. The double exposure and 3.20-meter ceilings enhance the brightness, while a second balcony and double mezzanine complete the property.

The Italian herringbone oak parquet, lacquered doors with concealed hinges, and custom-made solutions convey a simple, contemporary elegance. The two bathrooms, clad in Coem porcelain stoneware, feature a bathtub and a large shower with a double tray and glass panel.

The property also features Ponzio aluminum window frames, electric shutters, electric opening on some windows, Samsung air conditioning, a security door, a safe, new and certified systems, and central heating with meters.

The property also offers the option of purchasing a convenient 20m2 garage within the same building, a significant added value for the area.

The location is strategic, close to the metro, universities, major services, Piazzale Clodio, and the Foro Italico. The cycle path along the Tiber also allows you to reach Ponte Milvio with pleasant walks or bike rides.

Completely renovated. Never lived in. Ready to move into.

Details



Property ID: CBI100-160-290856



Surface: 85.00 m²



Rooms: 3



Bathrooms: 2



Energy Class: E EP glnr: 110.00 kwh/m²



Bedrooms: 2

Property Features



Floor: 6



Conservation status: Renovated



Current condition: Free upon deed



Surface: 85.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 2



Kitchen: Habitable



Position: Central



Elevator: 1



Balconies: Presente



Shower: Yes



Garage: Single



Parquet : Yes

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





