Coldwell Banker Krea Case
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Apartment for Sell in Marino - Area: Frattocchie

Via Palaverta, Roma, 00047 (RM)

166.000€

Contact info

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Description

SANTA MARIA DELLE MOLE Località Frattocchie and precisely between Via Palaverta and Via Nettunense, Coldwell Banker Krea Case is pleased to offer for sale the latest availability ready for delivery within the residential complex “Borgo Ludovica”. “Borgo Ludovica” is immersed in the greenery of the Castelli Romani on a slightly hilly lot in the immediate vicinity of Via Nettunense and the Consolare Appia, a strategic position for those who need to quickly reach the Grande Raccordo Anulare but at the same time want the comfort of life immersed in the green areas that the “Borgo” has. The apartments are located in eight small buildings of only two floors with large views of the private and public green areas, they are made with pitched roofs that give them the typical appearance of the Villino rather than the typical Condominium and are surrounded by a network of connecting streets interspersed with green areas that give a pleasant unmistakable characteristic of “Borgo”. Each Building hosts approximately ten Housing Units all equipped with Gardens or Terraces and/or large Balconies and provided with Covered Parking Spaces in exclusive property, furthermore there are Cellars located in the basement for those who wish to purchase them with separate negotiation with respect to the proposed prices. “Borgo Ludovica” has, in addition to the large green areas, important surfaces intended for public parking making it pleasant to walk and with two-wheeled vehicles but at the same time very convenient.
The buildings were built at different times, for this reason there are properties available with different finishes; among the various accessories there are wooden or aluminum frames with double glazing, armored entrance doors, electric shutters, 1Kw photovoltaic system, without gas the apartments are all equipped with a ducted system for heating and cooling.
The available typologies are able to satisfy all housing needs and are all equipped with comfortable private outdoor areas; the following are available: Studio Apartments consisting of a single room with open kitchen, bathroom and paved garden; Two-room Apartments on the Ground Floor with garden or First Floor with large balconies consisting of a living room with open kitchen, bedroom and bathroom; Three-room Apartments on a single level on the First Floor with large balconies and/or terraces consisting of a living room with open kitchen, two bedrooms and one or two bathrooms; Three-room Duplex Apartments First Floor and Attic Floor with large balconies and/or terraces consisting of a living room with open kitchen and bathroom on the first residential floor as well as an attic floor where there are two rooms and a bathroom. The sizes range, depending on the typology, from approximately 40 m2 for the Studio Apartments up to approximately 100 m2 for the Duplex; the exclusive external surfaces instead range from a minimum of approximately 10 m2 for the balconies up to approximately 65 m2 for the gardens.

The “Edificio Cinque Interno Dieci” Apartment proposed here has an excellent exposure, a balcony overlooking the condominium park of about 14 square meters and uses its internal surface on a single level; the internal distribution of the spaces includes a large living room, an open kitchen directly connected to the balcony, a hallway leads to the bathroom with shower and the large double bedroom. The property is completed with a covered parking space, to be chosen from those available, which can be accessed directly by elevator or through the condominium staircase and the possibility of a cellar.

The residential area, quiet, silent and close to all services, FS station of “Santa Maria delle Mole” in the immediate vicinity, excellently connected to Rome and the Castelli Romani. Also excellent investment use to be eventually also destined to tourism / hospitality. The Apartments are entirely mortgageable with favorable rates thanks to the Energy Class “A” to which the Credit Institutions reserve dedicated conditions.
On-site Sales Office from Monday to Friday from 10.00 to 13.00 and from 16.00 to 19.00 Saturday from 10.00 to 13.00 Also available on Saturday afternoon and Sunday morning exclusively by appointment agreed on the numbers 067917285 and 3792741864. Cod. CBI143-2042-X9100-25 Energy Class APE “A”.
In the Renderings and Floor Plans present among the photos we want to make visible in an approximate line the possibility of furnishing the rooms, the properties are sold without furniture; the images and proportions reported in the announcement are not to be considered the object of contractual constraint, but are to be understood as purely illustrative. To view all our real estate proposals visit our website “www.coldwellbanker.it/kreacase” or our Facebook page “www.facebook.com/cbkreacase”; Instagram “www.instagram.com/cb.kreacase”; youtube “www.youtube.com/@coldwellbankerkreacase” #coldwellbanker #cbkreacase.

Details

Property ID: CBI143-2042-X9100-25

Surface: 53.00 m²

Rooms: 2

Bathrooms: 1

Energy Class: A1

Bedrooms: 1

Property Features

Floor: 1

Conservation status: Excellent

Current condition: Free upon deed

Surface: 53.00 m²

Rooms: 2

Bedrooms: 1

Bathrooms: 1

Kitchen: Exposed

Position: Residential area

Elevator: 1

Shower: Yes

Parking space: Covered

Parquet : Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images

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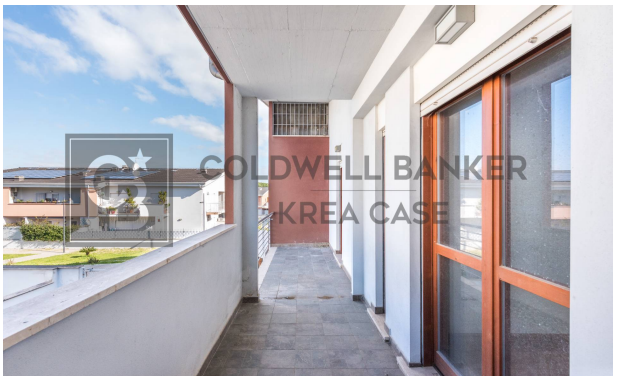
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