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

Via Palaverta, Roma, 00047 (RM)

219.000€

## Contact info

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# Description

SANTA MARIA DELLE MOLE, Frattocchie, Italy – Located between Via Palaverta and Via Nettunense, Coldwell Banker Krea Case is pleased to offer for sale the last available properties within the “Borgo Ludovica” residential complex. “Borgo Ludovica” is nestled in the greenery of the Castelli Romani area on a slightly hilly lot near Via Nettunense and the Consolare Appia, a strategic location for those who need quick access to the Grande Raccordo Anulare (GRA) but also desire the comfort of living surrounded by the greenery that the “Borgo” complex offers. The apartments are located in eight small two-story buildings with large views of private and public green spaces. They feature pitched roofs that give them the typical appearance of a villa rather than a typical condominium. They are surrounded by a network of connecting streets interspersed with greenery that lend a pleasant, unmistakable “Borgo” feel. Each building houses approximately ten residential units, all featuring gardens or terraces and/or large balconies, and private covered parking spaces. Cellars located in the basement are also available for purchase, subject to separate negotiation. “Borgo Ludovica” boasts, in addition to large green areas, ample public parking, making it pleasant to explore on foot and by bicycle, yet also highly convenient.
The buildings were constructed at different times, which is why properties with a variety of finishes are available. Amenities include wooden or aluminum window frames with double glazing, security entrance doors, electric shutters, and a 1kW photovoltaic system. All apartments are gas-free and equipped with ducted heating and cooling systems.
The available types are able to satisfy all living needs and all feature comfortable private outdoor areas. The following are available: Studio Apartments consisting of a single room with an open-plan kitchen, bathroom, and paved garden; Two-room Apartments on the ground floor with a garden or first floor with large balconies consisting of a living room with an open-plan kitchen, bedroom, and bathroom; Three-room Apartments on one level on the first floor with large balconies and/or terraces consisting of a living room with an open-plan kitchen, two bedrooms, and one or two bathrooms; Three-room Duplex Apartments on the first floor and attic level with large balconies and/or terraces consisting of a living room with an open-plan kitchen and bathroom on the first residential floor, and an attic level with two bedrooms and a bathroom on the second floor. Depending on the type, sizes range from approximately 40 square meters for Studio Apartments to approximately 100 square meters for Duplex Apartments; exclusive outdoor areas range from approximately 10 square meters for balconies to approximately 65 square meters for gardens.

The “Edificio Due Interno Sette” apartment offered here boasts two excellent exposures, exclusive outdoor spaces of approximately 10 square meters, and is laid out over two levels. The interior layout includes a spacious living room with an open-plan kitchen and balcony access on the first floor, and a furnished hallway leading to the bathroom. The attic floor comprises two large rooms, one of which has a potential bathroom, while the other has a space that could be converted into a walk-in closet. The property also includes a covered parking space, available from those available, which can be accessed directly by elevator or via the shared staircase.

The residential area is quiet and peaceful, yet close to all amenities. The Santa Maria delle Mole train station is nearby, offering excellent connections to Rome and the Castelli Romani area. It would also be an excellent investment opportunity, potentially extending into tourism or hospitality. The apartments are fully mortgageable with favorable interest rates thanks to their Energy Class “A” rating, for which banks offer special terms.
On-site Sales Office. Code CBI143-2042-X9100-6 Energy Class APE “A”.
The renderings and floor plans included in the photos provide a rough idea of the possible furnishing arrangements. The properties are sold unfurnished. The images and proportions shown in the listing are not intended to be contractually binding, but are intended for illustrative purposes only. To view all our properties, visit our website “www.coldwellbanker.it/kreacase” or our Facebook page “www.facebook.com/cbkreacase”; Instagram “www.instagram.com/cbkreacase”; YouTube “www.youtube.com/@coldwellbankerkreacase” #coldwellbanker #cbkreacase.

# Details

- Property ID: CBI143-2042-X9100-6
- Surface: 105.00 m²
- Rooms: 3
- Bathrooms: 2
- Energy Class: A1
- Bedrooms: 2

# Property Features

- Floor: 1
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 105.00 m²
- Rooms: 3
- Bedrooms: 2
- Bathrooms: 2
- Kitchen: Exposed
- Position: Residential area
- Elevator: 1
- Balconies: Presente
- Shower: Yes
- Parking space: Covered

# Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- 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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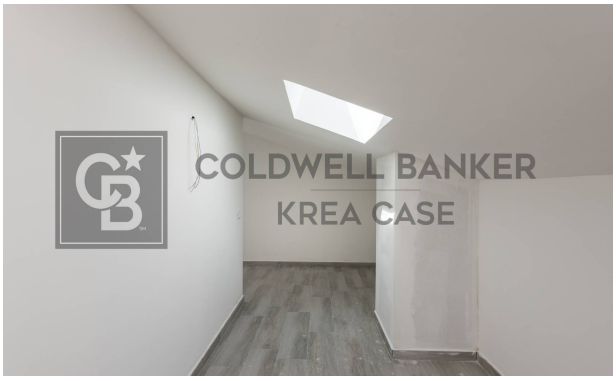
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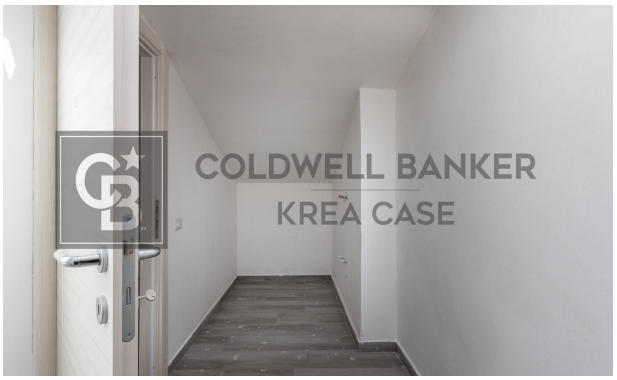
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