



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma  
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# **Villa for Sale in Roma**

## **EUR**

### **€ 1.780.000**

#### **Ref. CBI100-686-290152**



**230 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6**

GROUND FLOOR □ INT. 2

Commercial surface area: 230 m2

Internal surface area: 162 m2

Garden: 500 m2

Terrace: 90 m2

Double living room

4 bedrooms

3 bathrooms

Kitchen

Cellar: 31 m2

Uncovered parking spaces: 2

Price: 1,780,000

IMMEDIATE DELIVERY



Eur - On the top of the EUR hill, in Via Nepal, we are pleased to present you an exclusive and elegant transformation of a villa residence built in the 1960s into a modern condominium of 5 apartments and 2 completely independent penthouses. This is a rare opportunity to live in a residential area surrounded by greenery, in an unobtainable oasis of well-being just 15 minutes from the historic center of Rome. All the properties are of the A3 energy class, equipped with the most innovative technologies, with photovoltaic systems, air conditioning, home automation and anti-theft system. Each of the 7 homes has unique and different characteristics, all with triple exposure, oak parquet, armored door, electric windows, large and sunny terraces or gardens to enjoy relaxation in total privacy, a large cellar/laundry room, 2 uncovered parking spaces, lift to the penthouses and automatic entrance gate.

These residences represent an excellent housing choice thanks to the proximity of the main services, shops, Metro B station, exclusive sports clubs and even international schools, but surrounded by magnificent green areas such as the EUR lake and the Eucalyptus park. Choosing to live in new homes with outdoor spaces and reduced energy costs, in an elegant neighborhood, is an investment for the future and above all for the next generations.

## Property Informations

**Address:** Via Nepal, 41**Zip Code:** 144**Bedrooms:** 4**Bathrooms:** 3**Rooms:** 6**Internal condition:** Excellent**---> data\_operazione <---**: 0000-00-00**---> esclusiva <---**: 1**:** 0000-00-00**Floor:** Ground Floor**Total floors:** 2**Parking space:** Uncovered**Lift:** Yes**No architectural barriers:** Yes**Date of construction:** 2023**Current Status:** Free at the deed**Condominium costs:** € 200**Garden:** Private, 600 sq.m**Kitchen:** Regular Kitchen**:** Yes







