



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

Villa for Sale in Roma

EUR

€ 1.100.000

Ref. CBI100-686-290154



130 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

PLAN T □ INT.4

Commercial surface area: 130 m2

Internal surface: 90 m2

Covered porch: 10 m2

Terrace: 20 m2

Garden: 110 m2

Living room with open kitchen

1 bedroom

1 bedroom

2 bathrooms

Service room on the S1 floor: 45 m2

Uncovered parking spaces: 2

Price: 1,100,000

IMMEDIATE DELIVERY

Barbera Group International Real Estate

Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
infobarberagroup@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962



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: 2

Bathrooms: 2

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, 131 sq.m

Kitchen: Exposed Kitchen

: Yes





