Mignanelli Real Estate
Rampa Mignanelli, 11 - 00187 Roma
Phone number (+39) 06 6792279 Fax (+39) 06 6792279

Apartment for Sale in Roma
Vigna Clara
€ 1.300.000
Ref. CBI075-681-129807



160 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

We offer the exclusive sale of a prestigious apartment in the quiet and elegant Camilluccia area.
The property is located within a closed complex, controlled by barriers and 24-hour surveillance.
Within the complex there are large green areas and several buildings, the one in question enjoys a beautiful view of the Insugherata park.
The apartment is located on the first floor served by a lift, is in perfect condition and enjoys excellent exposure, guaranteeing brightness and tranquility at any time of the day.
The renovation of the apartment is recent, it dates back to 2020 and was carried out with the utmost care using high quality materials and systems.
The space has been designed in a rational way, proportionally divided between the living area and the sleeping area.
The entrance takes place in the large and bright living room, a space furnished with care and refinement, ideal for moments of relaxation and conviviality.
The floor-to-ceiling glass window gives access to the terrace, creating an osmosis with the interior of the apartment.
A small change in height leads to the dining area adjacent to the kitchen equipped with all comforts, completely custom-furnished, and equipped with the latest generation appliances.
Adjacent to a comfortable room ensures the functionality of laundry, ironing and kitchen storage.
The corridor is furnished along its entire length with custom-made wardrobes, leading to the sleeping area consisting of a guest

bathroom, a study/bedroom, a single bedroom with en suite bathroom as well as the master bedroom with wardrobe, en suite bathroom and terrace.
A cellar on the PS1 as well as a double parking space complete the property.
The complex has large shared green spaces where our four-legged friends can play in complete tranquility.
In short, this apartment offers large spaces, quality finishes and a prestigious location, representing the ideal solution for those looking for an elegant and comfortable home in the Camilluccia area.
The property can be sold turnkey complete with all furnishings.

Certification

Energy Class: D

Property Informations

Address: via della Camilluccia, 731	**Zip Code**: 135
Bedrooms: 3	**Bathrooms**: 2
Rooms: 8	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: 1
Total floors: 3	**Lift**: Yes
Date of construction: 1975	**Current Status**: Available after the deed of sale
Condominium costs: € 600	**Balconies**: Present, 8 sq.m
Terrace: Present, 12 sq.m	**Garden**: Shared
: 6	**Sea distance**: 30.000 meter
Kitchen: Eat-in kitchen	**Garage**: for two cars
: Yes	

















Mignanelli Real Estate
Rampa Mignanelli, 11 - Roma (RM) - Phone number (+39) 06 6792279 Fax (+39) 06 6792279
mignanelli@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

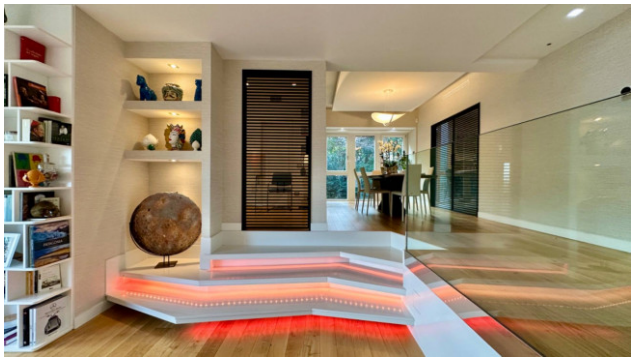
















Mignanelli Real Estate
Rampa Mignanelli, 11 - Roma (RM) - Phone number (+39) 06 6792279 Fax (+39) 06 6792279
mignanelli@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962





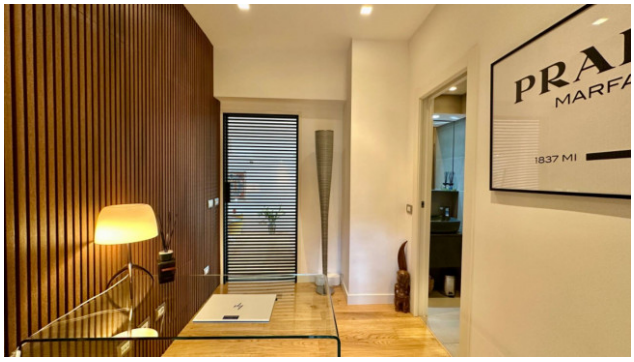








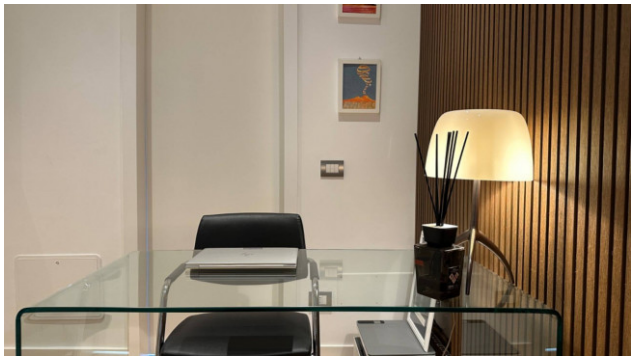


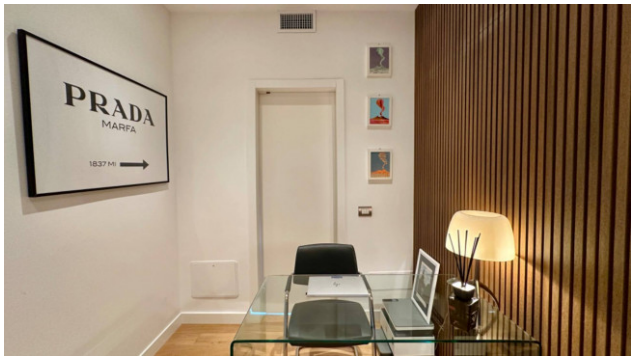


Mignanelli Real Estate
Rampa Mignanelli, 11 - Roma (RM) - Phone number (+39) 06 6792279 Fax (+39) 06 6792279
mignanelli@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Mignanelli Real Estate
Rampa Mignanelli, 11 - Roma (RM) - Phone number (+39) 06 6792279 Fax (+39) 06 6792279
mignanelli@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















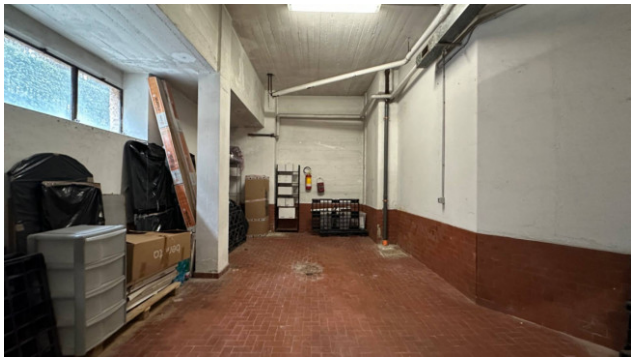
Mignanelli Real Estate
Rampa Mignanelli, 11 - Roma (RM) - Phone number (+39) 06 6792279 Fax (+39) 06 6792279
mignanelli@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



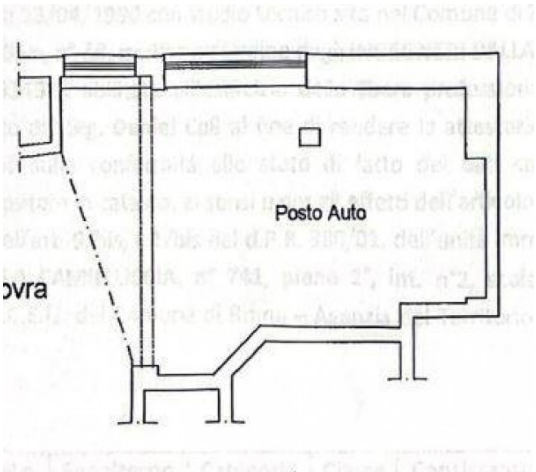


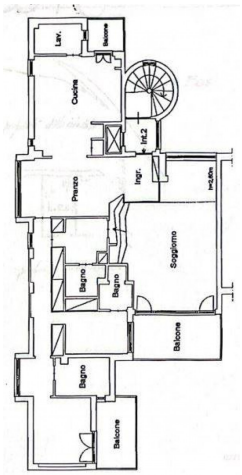












Mignanelli Real Estate
Rampa Mignanelli, 11 - Roma (RM) - Phone number (+39) 06 6792279 Fax (+39) 06 6792279
mignanelli@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962