



## Apartment for Sale in Roma Nomentano € 1.790.000 Ref. CBI100-653-290636



**172 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4**

Prestigious apartment with terrace between Via Nomentana and Via dei Villini – €1,790,000

In an elegant, fully restored period villa from the late 19th century, I am pleased to offer for sale a charming apartment of approximately 160 square meters with a splendid furnished outdoor courtyard of approximately 100 square meters.

The property is accessed from the first floor of the villa, directly from the private terrace. Inside, a comfortable entrance hallway leads to the spacious and bright reception room, thanks to its double exposure and large windows, which provide direct access to the outdoor space. Immediately adjacent is the eat-in kitchen, fully equipped with modern, designer furnishings.

A comfortable wardrobe space and a guest bathroom complete the living area.

The sleeping area includes two large double bedrooms, both with en-suite bathrooms.

The master bedroom features a spacious walk-in closet, while the other, featuring a height of 5.30 meters, houses an elegant mezzanine with a double bed that further enhances its functionality.

A precious laundry room completes the internal distribution.

There is also a utility room, which can easily be used as a utility room or study.

The recent renovation, featuring high-quality materials and finishes, has perfectly enhanced all the rooms, combining the villa's historic character with contemporary and efficient solutions, thus achieving a class A energy rating.



Finally, an added value is the pleasant communal garden, which offers continuity with the private terrace.  
The strategic location between Via Nomentana and Via dei Villini, which guarantees tranquility just a few steps from the center and all the places of interest in the city,  
make this proposal a perfect combination of elegance and comfort.

## Property Informations

**Address:** Via Nomentana

**Zip Code:** 161

**Bedrooms:** 2

**Bathrooms:** 3

**Rooms:** 4

**Internal condition:** Restored

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** 1

**Total floors:** 2

**Suitable for Students:** Yes

**Date of construction:** 1800

**Current Status:** Available after the deed of sale

**Condominium costs:** € 145

**Terrace:** Present, 100 sq.m

**Garden:** Private

**Kitchen:** Eat-in kitchen

**:** Yes













