

## Apartment for Sale in Roma

### Prati

€ 2.490.000

Ref. CBI177-275-9800



**400 sq.m | Bathrooms: 3 | Bedrooms: 6 | Rooms: 9**

#### **PRATI - NEAR PIAZZA BAINZIZZA AND PIAZZA MAZZINI**

In the heart of the elegant **Prati** district, just a short walk from Piazza Bainsizza and Piazza Mazzini, we are pleased to offer for sale a prestigious representative property of approximately **400 sqm**, featuring a **balcony**, a **large habitable terrace**, and a **cellar**, located in a **prestigious building with concierge service**.

The property is situated in a refined context and benefits from a **strategic location**, well connected and rich in services, just a short distance from the **Lepanto Metro Station - Line A**.

Internally, the property is in **excellent condition** and stands out for its generous spaces and the abundant natural light throughout.

The **spacious and functional layout** opens on to a **large entrance hall** leading to a **triple-reception living room**, a **kitchen**, **six bedrooms**, and **three bathrooms**.

The **high-quality finishes**, including **marble and parquet floors**, **high ceilings**, and **air conditioning system**, give the property both elegance and comfort.

The property lends itself to **multiple uses**: thanks to its size and internal layout, it can be easily divided into **two independent residential units**, allowing for the creation of two distinct apartments or a combination of **residential and professional use**.

Due to its representative character and central location, the property is also perfectly suited as a **professional office**, **company headquarters**, or **prestigious business office**.

The property is completed by a **balcony**, a **large habitable terrace - a rarity in the area - and a cellar**.



A **rarely available opportunity**, ideal for those who wish to live or work in one of Rome's most sought-after and prestigious addresses.

#### About Coldwell Banker

The history of Coldwell Banker is one of **success and leadership**. The Coldwell Banker brand has grown to become one of the most well-known and reliable names in the international real estate market. Founded in **1906** on a commitment to professional ethics and client service, these values remain at the core of our business philosophy today.

Coldwell Banker stands out for offering **comprehensive real estate services**, covering both residential and commercial properties. Our marketing tools, excellence in training programs, and advanced online resources are among the key factors defining our success.

**THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR INDICATIVE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.**

## Certification

Energy Class: E

## Property Informations

**Address:** Piazza Bainsizza

**Zip Code:** 195

**Bedrooms:** 6

**Bathrooms:** 3

**Rooms:** 9

**Internal condition:** Excellent

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

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

: 3905.71

: 0000-00-00

**Floor:** Mezzanine floor

**Total floors:** 5

**Lift:** Yes

**Date of construction:** 1940

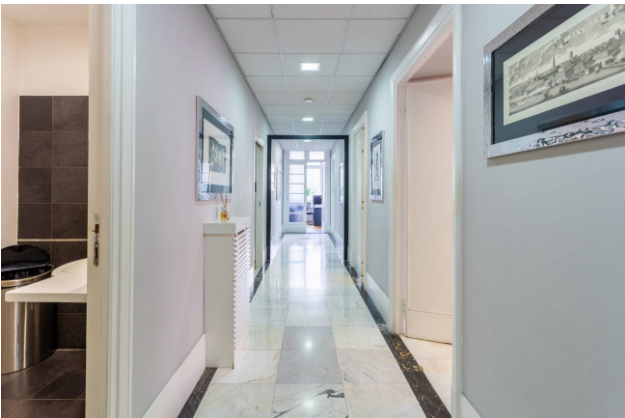
**Current Status:** Available after the deed of sale

**Condominium costs:** € 420

**Balconies:** Present

**Terrace:** Present

**Kitchen:** Partly livable



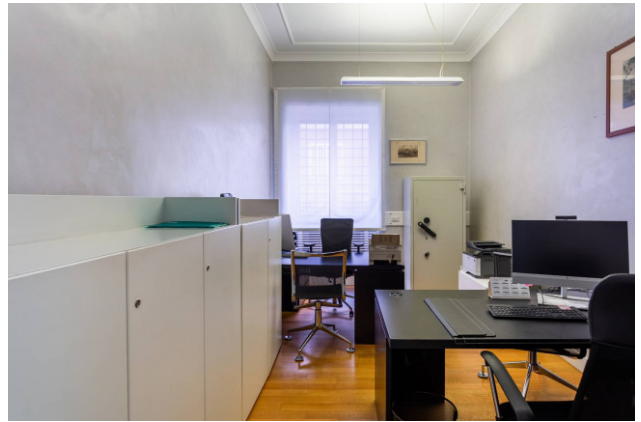
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