



# Independent apartment for Sale in Roma Parioli

€ 1.850.000

Ref. CBI100-2202-290740



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

Splendid newly renovated duplex apartment on the prestigious Via Bertoloni, in the heart of Parioli. The property, the result of a luxurious renovation, boasts its own private entrance, making it feel like living in a villa in one of the neighborhood's most exclusive neighborhoods. The property is spread across two levels: the mezzanine features a spacious and elegant reception area with two master bedrooms, including a master bedroom with a furnished walk-in closet and private bathroom. The lower level, accessed via a dramatic wooden staircase, features a fully furnished, top-quality kitchen with an island, two additional bedrooms, one with a private bathroom, and a cellar/large storage room. The second entrance and the pre-installation of utilities allow, if needed, to create a small one-bedroom apartment with a separate electricity meter. The finishes are of the highest quality: handcrafted carpentry, mosaics, underfloor heating, ducted air conditioning, alarm and video surveillance systems, everything has been crafted with the utmost attention to detail, respecting the building's historic charm. The property also features a garden entirely clad in travertine, with twilight lighting and the right to park one car in the shared courtyard.

## Certification

**Energy Class: A1**



## Property Informations

<b>Address:</b> via Bertoloni	<b>Zip Code:</b> 197
<b>Livable surface:</b> 255.00	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 3	<b>Rooms:</b> 6
<b>Internal condition:</b> Restored	<b>---&gt; data_operazione &lt;---:</b> 0000-00-00
<b>---&gt; esclusiva &lt;---:</b> 1	<b>:</b> 0000-00-00
<b>Parking space:</b> Uncovered	<b>Lift:</b> Yes
<b>Date of construction:</b> 1925	<b>Current Status:</b> Available after the deed of sale
<b>Garden:</b> Private, 100 sq.m	<b>Kitchen:</b> Eat-in kitchen
<b>:</b> Yes	













