



Penthouse for Sale in Roma Cortina d'Ampezzo € 1.250.000 Ref. CBI046-198-50322



165 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

VIALE CORTINA D'AMPEZZO - LUXURY APARTMENT - €1,250,000.00

In the most exclusive area of Northern Rome, on a quiet side street off Viale Cortina d'Ampezzo, in a recently renovated prestigious residential complex with communal gardens, concierge service, and video surveillance. The complex also features dual access from Viale Cortina d'Ampezzo. We are pleased to offer for sale an elegant, renovated apartment with breathtaking views stretching as far as the Castelli Romani. Located on the third floor, overlooking the fourth floor above street level, it enjoys plenty of light and wonderful panoramic views of the greenery.

The apartment, which extends over 165 sq m of interior space plus a 42 sq m garage, has recently undergone a refined renovation using quality materials that give the property great charm and brightness.

The comfortable and rational internal layout makes the apartment extremely functional for its current use, but it is also designed for easy internal division into two distinct units.

The property comprises a double entrance hall, a double living room with an open-plan kitchen and a livable terrace with a pergola, boasting exceptional panoramic views, four bedrooms, one of which is very large, two bathrooms with a whirlpool tub and shower, a third bathroom, a storage room, and another balcony. There is the possibility of renovating a large kitchen with a central island and a separate entrance, as all the wall connections have been retained. This would allow the current kitchen to once again serve as a dining



room, thus creating a triple living room. The property also includes a large, windowed garage on the ground floor, convenient for three cars, plus a motorcycle and scooter, and a cellar, directly accessible by elevator.

The apartment is equipped with all comforts, including hot/cold air conditioning, an alarm system, independent heating, shatterproof windows, long-strip parquet flooring throughout, and 3-meter-high ceilings.

The location is strategic, not far from International Schools, Consulates and Embassies, the Ministry of Foreign Affairs, and all the commercial services of Via di Vigna Stelluti and Ponte Milvio.

This prestigious, move-in ready apartment is ideal for those who enjoy a quiet, private setting just steps from the city center and all the amenities and services of Northern Rome.

asking price €1,250,000.00

Property Informations

Address: Viale Cortina D'Ampezzo

Zip Code: 135

Bedrooms: 4

Bathrooms: 2

Rooms: 5

Internal condition: Restored

---> **data_operazione** <---: 0000-00-00

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

: 2130.38

: 0000-00-00

Floor: 3

Total floors: 4

Lift: Yes

Current Status: Available after the deed of sale

Condominium costs: € 165

Balconies: Present

Terrace: Present

Kitchen: Kitchenette

Garage: for two cars, 42 sq.m









