Norscia Real Estate
Via di Ripetta, 228 - 00186 Roma
Phone number (+39) 06 83768248

Apartment for Sale in Roma
Centro Storico
€ 2.300.000
Ref. CBI109-1220-280



144 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Unmissable opportunity in the heart of Rome – Unique view of Campo de' Fiori
In the most authentic and vibrant part of Rome's historic center, with a direct and completely unobstructed view of Piazza Campo de' Fiori and just steps from Piazza Navona, Coldwell Banker offers for sale a simply one-of-a-kind property.
An extremely rare property, not only for its prime location, but for a combination of features virtually impossible to find in the historic center: a frontal view of the square, complete renovation, three bedrooms, three bathrooms, and a private spa.
The property, approximately 144 square meters, is spread over three levels and has undergone a complete and refined renovation, where every detail has been meticulously crafted to combine contemporary elegance and historic charm. The rooms are enhanced by coffered ceilings with exposed wooden beams and charming brick vaults, elements that convey warmth, character, and authenticity.
All the windows of the property offer an open and direct view of Campo de' Fiori, an extremely rare privilege that makes this property truly exclusive.
The property consists of:
· a living area with a contemporary design perfectly integrated with the historical elements
· fully furnished and functional kitchenette
· three large double bedrooms, all with direct views of the square
· three bathrooms, two of which are en suite
On the upper level, a real surprise: a private spa, with a steam bath and relaxation area, an exclusive space dedicated to wellness,

practically impossible to find in properties in this context.
The latest-generation windows and doors ensure excellent acoustic and thermal comfort, allowing you to experience the historic center with complete peace of mind.
The property is being sold fully furnished, ready to move into or immediately generate income.
An ideal solution both as a prestigious residence and as a high-end investment for prestigious rentals. In addition to the property, the already established tourist accommodation business, valued at €300,000, is included in the price, ensuring one of the highest gross annual profits in the neighborhood, amounting to approximately €145,000.
A property that is not simply a home, but an experience: living Rome, every day, from a privileged and unrepeatable perspective.

Certification

Energy Class: D

Property Informations

Address: Via Dei Balestrari	**Zip Code**: 186
Bedrooms: 3	**Bathrooms**: 3
Rooms: 4	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: 3	**Total floors**: 5
Date of construction: 1930	**Current Status**: Available after the deed of sale
Condominium costs: € 135	**Kitchen**: Kitchenette

















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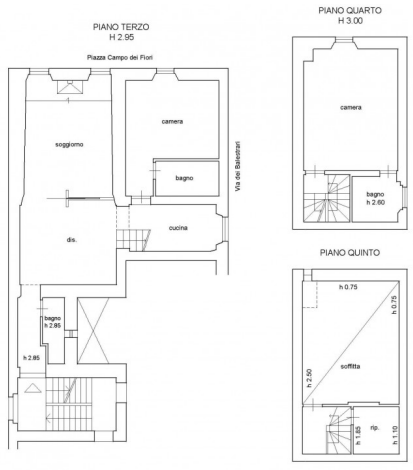


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