Global Luxury Gruppo Bodini
Via Guido d'Arezzo, 47 - 00198 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Apartment for Sale in Roma
Cortina d'Ampezzo
€ 650.000
Ref. CBI118-1840-302086



167 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Representation, comfort, and quality of life in the heart of Northern Rome

In the quiet, elegant setting of the initial section of Viale Cortina d'Ampezzo, one of the capital's most exclusive residential areas, we offer for sale a prestigious apartment of approximately 170 square meters with double exposure, double entrances, large livable outdoor spaces, a garage and a cellar, surrounded by the greenery and tranquility of the nearby Insugherata Park.

The living area of the apartment consists of a double entrance - master and service - and a large living room with double aspect and dining area (or third double bedroom) featuring large windows and French windows leading to the terrace on the same level and the second aspect of the apartment.
The sleeping area features a large corridor with wardrobes leading to two large double bedrooms with two recently renovated bathrooms with windows (one with a bathtub, one with a shower).
The utility area, adjacent to the living area, features a furnished kitchen with a convenient service balcony, a hallway with wardrobes, and a large closet with a guest bathroom.

Accessory spaces. A rare and essential added value:
garage of approximately 20 m2 with ample room for maneuver
· Cellar of approximately 11 m2
· Direct lift access to the garage floor, automatic gate with remote control

Features and comfort
Wooden window frames, Air conditioning, Alarm system, Spacious and well-proportioned rooms, Interior finishes with carpet and parquet, easily customizable to further enhance the property

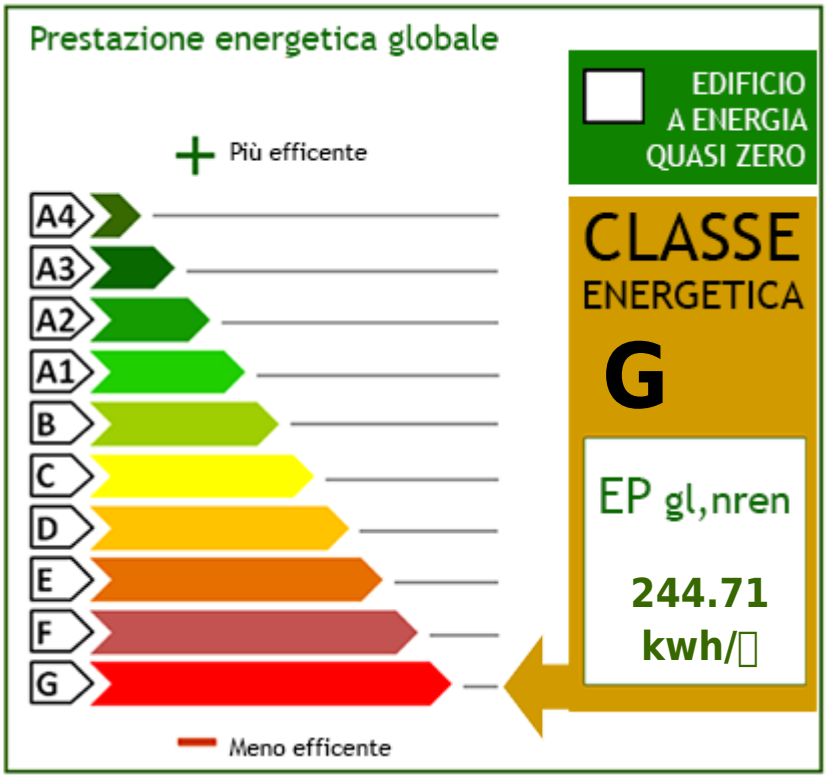
The property's secluded yet strategic location ensures a high quality of life: it is just minutes from Via della Camilluccia, renowned for its stately villas and embassies, the elegant Vigna Clara shopping district, and close to the Ministry of Foreign Affairs, the Italian National Olympic Committee (CONI), and the Foro Italico. It is also close to hospitals such as the Gemelli Polyclinic, the Fatebenefratelli Villa San Pietro Hospital, and the Sant'Andrea Hospital.
The area is also well-served by public, private, and international schools, sports centers, and public transportation, making it the ideal setting for those seeking elegance, functionality, and well-being, perfectly in line with the demands of contemporary living.

An ideal home for those seeking prestige, comfort, and quality of life, but also a solid investment opportunity in one of the most sought-after and stable areas of the Roman real estate market.

Property Informations

Address: Viale Cortina D'ampezzo	**Zip Code**: 135
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
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Floor: 1	**Total floors**: 5
Lift: Yes	**Date of construction**: 1960
Current Status: Available after the deed of sale	**Condominium costs**: € 208
Balconies: Present, 10 sq.m	**Terrace**: Present, 20 sq.m
Garden: Shared, 100 sq.m	**Kitchen**: Eat-in kitchen
Garage: for one car, 20 sq.m	

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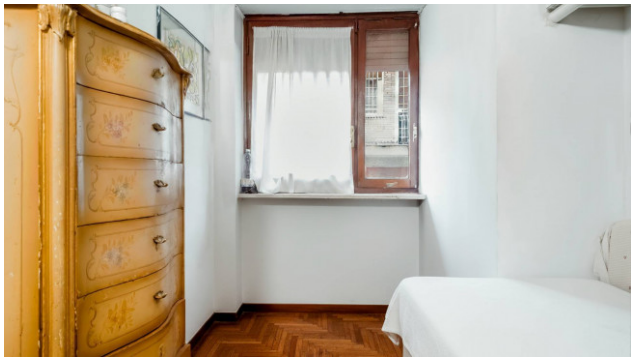














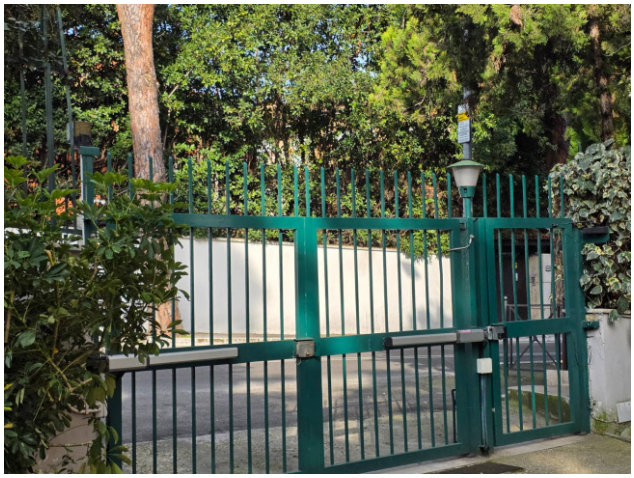


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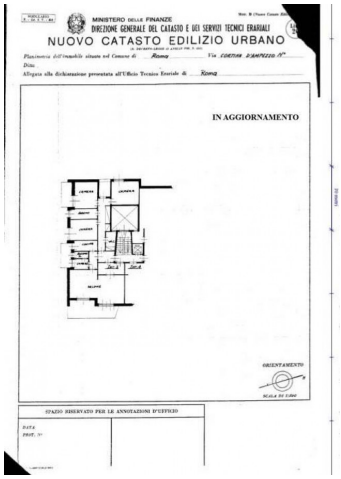


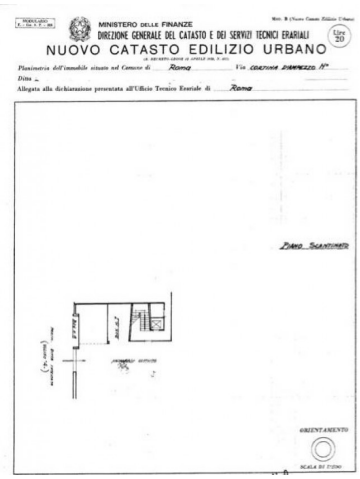









MINISTERO DELLE FINANZE
DIREZIONE GENERALE DEL CATASTO E DEI SERVIZI TECNICI ERARIALI
NUOVO CATASTO EDILIZIO URBANO
IN AGGIORNAMENTO
ORIENTAMENTO
SPAZIO RISERVATO PER LE ANNOTAZIONI D'UFFICIO


MINISTERO DELLE FINANZE
DIREZIONE GENERALE DEL CATASTO E DEI SERVIZI TECNICI ERARIALI
NUOVO CATASTO EDILIZIO URBANO
Allegata alla dichiarazione presentata all'Ufficio Tecnico Erariale di Roma
Piano Seminterrato
ORIENTAMENTO

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