



Apartment for Sale in Roma

Cortina d'Ampezzo

€ 860.000

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, large livable outdoor spaces, two garages, and a cellar, surrounded by the greenery and tranquility of the nearby Insugherata Park.

The apartment's living area comprises an entrance hall, a spacious living room with double exposure, and a dining area (or third double bedroom). Large windows overlooking the terrace and the building's second exposure characterize the rooms.

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:

- Two large garages (approximately 27 m2 and 17 m2), with a convenient maneuvering area
- 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 Olympic Committee (CONI), and the Foro Italico. It is also close to hospitals such as the Gemelli Hospital, 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

: 2.41

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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

Kitchen: Eat-in kitchen

Garage: for two cars, 45 sq.m











