



Villa for Sale in Roma

Olgiata

€ 1.300.000

Ref. CBI177-2556-9832



337 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

Detached Villa - Largo Dell'Olgiata

In the heart of the exclusive Olgiata estate, set within a prestigious residential context characterized by expansive green areas, absolute privacy and controlled security, immersed in nature yet offering all the services of a private club, stands a villa of extraordinary charm, where every space is designed to express elegance, balance and quality of living.

The residence is further distinguished by a strong architectural identity: plastered façades with clean, elegant lines, large glazed surfaces ensuring seamless continuity between indoor and outdoor spaces, wooden window frames that add warmth and refinement, and exposed wooden beam ceilings throughout, a defining feature that lends authenticity and character to the entire home. Livable terraces and a harmonious portico naturally extend the living area throughout the garden, creating a perfect integration between interior and exterior spaces.

The interiors, arranged over three levels, have been thoughtfully designed to ensure privacy and comfort in every area.

The ground floor is characterized by a spacious, bright and harmonious living room, alongside a magnificent reception area with dining room. The kitchen, functional and discreet, is complemented by a convenient pantry. More intimate and evocative, the reading room with fireplace offers a warm and welcoming atmosphere. This level is completed by a master bedroom with walk-in closet and en-suite bathroom with shower, as well as a second bedroom with its own bathroom, both designed to ensure comfort and privacy.

On the upper floor, a bedroom with bathroom opens onto a delightful furnished terrace, enhanced by a finely appointed semi-enclosed veranda-an intimate and versatile space, ideal for relaxation or entertaining in any season.



The basement level is dedicated to wellness and functionality, featuring a private gym with bathroom, a large garage with direct access accommodating three cars, laundry room, pantry, technical rooms and storage areas, all perfectly organized to meet every need. Externally, a large and well-maintained garden surrounds the property, offering greenery and total privacy.

The villa is also equipped with a photovoltaic system and heat pumps, ensuring high energy efficiency and modern, sustainable management of the property.

A residence that embodies refined, exclusive living, ideal for those seeking privacy without compromising on style, comfort and prestige.

The history of Coldwell Banker

is one of success and leadership. The Coldwell Banker brand has grown to become one of the most recognized and reliable names in the international real estate market. Founded in 1906 on a commitment to professional ethics and client service, these values remain at the core of our business philosophy today. Coldwell Banker stands out for offering comprehensive real estate services, covering both residential and commercial properties. Our marketing tools, excellence in training systems and advanced online resources are among the key factors that define our success.

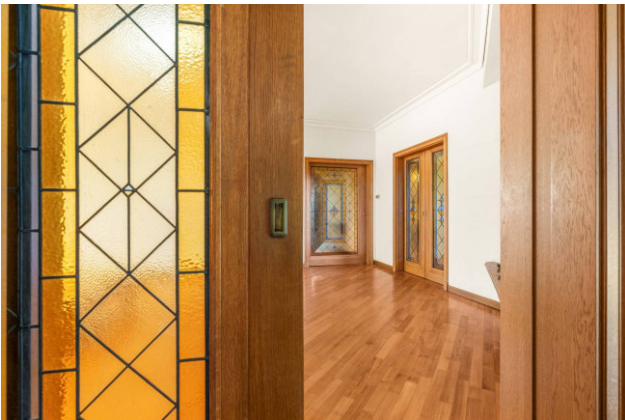
THESE DETAILS AND FLOOR PLANS ARE FOR INDICATIVE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS.

Certification

Energy Class: E

Property Informations

Address: Largo Dell'Olgiate, 15	Zip Code: 123
Bedrooms: 4	Bathrooms: 4
Rooms: 10	Internal condition: Excellent
---> data_operazione <---: 0000-00-00	---> esclusiva <---: 1
: 2912.82	: 0000-00-00
Floor: Multilevel	Total floors: 2
Parking space: Uncovered	Date of construction: 1999
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Eat-in kitchen	Garage: for four cars, 60 sq.m





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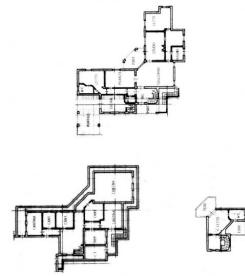
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