



COLDWELL BANKER

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
Via Panama, 22 - 00198 Roma  
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# Apartment for Sale in Roma Pinciano Confidential Negotiation Ref. CBI100-1185-290866



**210 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

Pinciano - Verdi Square

Directly overlooking Piazza Verdi, in the heart of the elegant Pinciano district, "One Pinciano" is born, a new residential project of absolute prestige destined to become a true reference point of luxury and exclusivity for the entire neighborhood.

The building, which has undergone a radical architectural transformation both internally and externally, will be designed to meet the most modern living standards, with an elegant and refined contemporary aesthetic that combines design, prestige, and quality construction. This iconic building, designed to offer a premium living experience in one of the capital's most exclusive locations, is a testament to its exceptional quality.

Within this prestigious setting, we offer an elegant apartment of approximately 210 square meters, featuring bright, functional spaces that can be fully customized in terms of layout and finishes, creating a unique and tailor-made residence.

The building, which will feature a concierge service, will see a complete enhancement of the common areas and the main entrance, designed as a refined, high-impact, exclusive and welcoming environment.

Great attention will be paid to energy efficiency, sustainability, and system innovation, using the most advanced technologies aimed at enhancing living comfort and quality of life.

Making "One Pinciano" even more unique will be the major urban redevelopment project for Piazza Verdi, destined to transform it into

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one of Rome's most elegant and modern squares: a new pedestrian space enhanced by scenic fountains, public greenery, and high-quality street furniture. A large underground parking lot with approximately 500 spaces will also be built beneath the square, with the option of purchasing garages and parking spaces-an extraordinary and increasingly rare asset for the Pinciano neighborhood.

"One Pinciano" represents a rare housing and investment opportunity, designed for those who wish to experience the charm of the Pinciano neighborhood in a contemporary, exclusive, and uncompromising setting.

## Property Informations

**Address:** Piazza Giuseppe Verdi

**Zip Code:** 198

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 5

**Internal condition:** Restored

---> **data\_operazione** <---: 0000-00-00

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

: 1.00

: 0000-00-00

**Floor:** 3

**Total floors:** 5

**Lift:** Yes

**Suitable for Students:** Yes

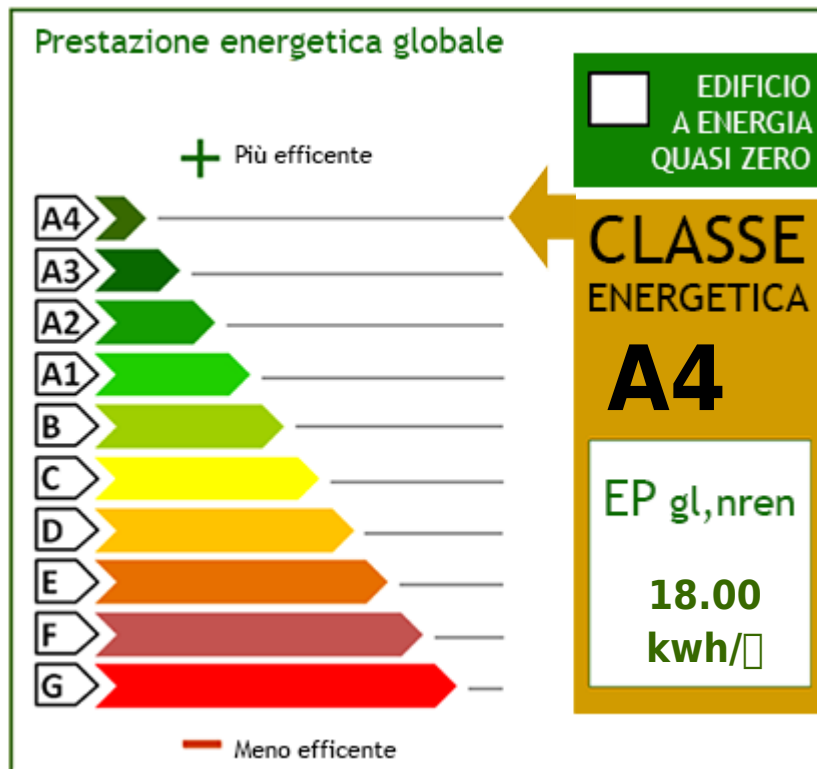
**No architectural barriers:** Yes

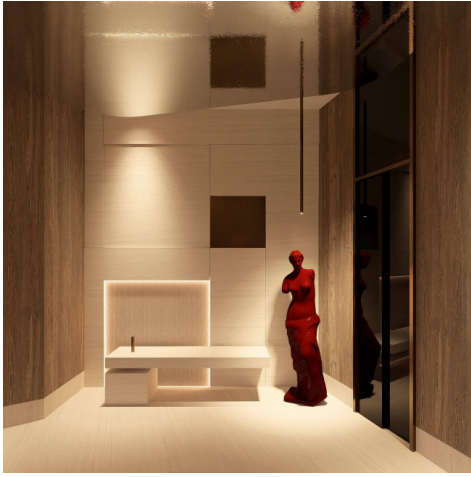
**Date of construction:** 2026

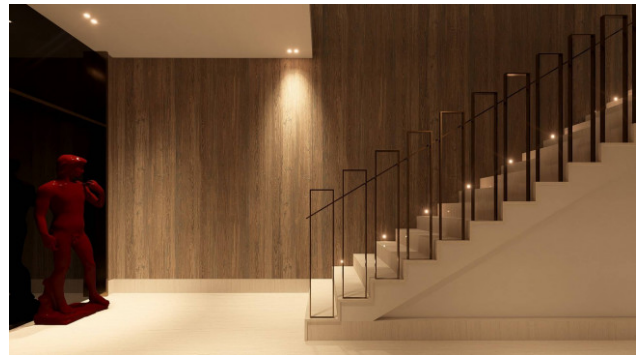
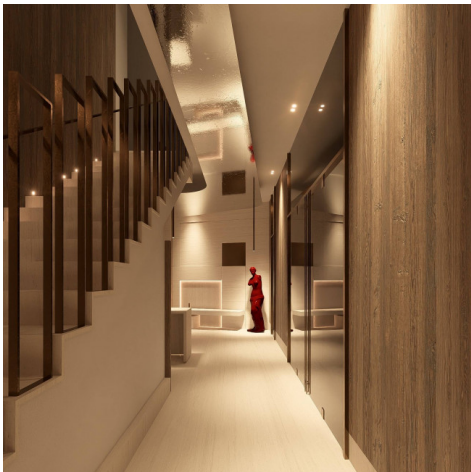
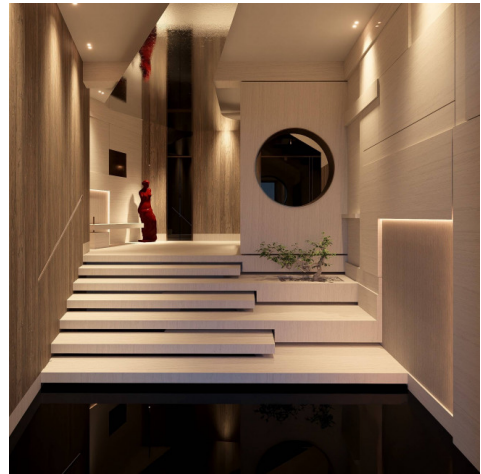
**Balconies:** Present

**Kitchen:** Eat-in kitchen

: Yes











Vista Asimmetrica complessiva



Vista area centrale fronte ex Poligrafico



Vista di dettaglio area centrale