Barbera Group
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

Villa for Sale in Roma
Cortina d'Ampezzo
€ 2.950.000
Ref. CBI100-686-290873



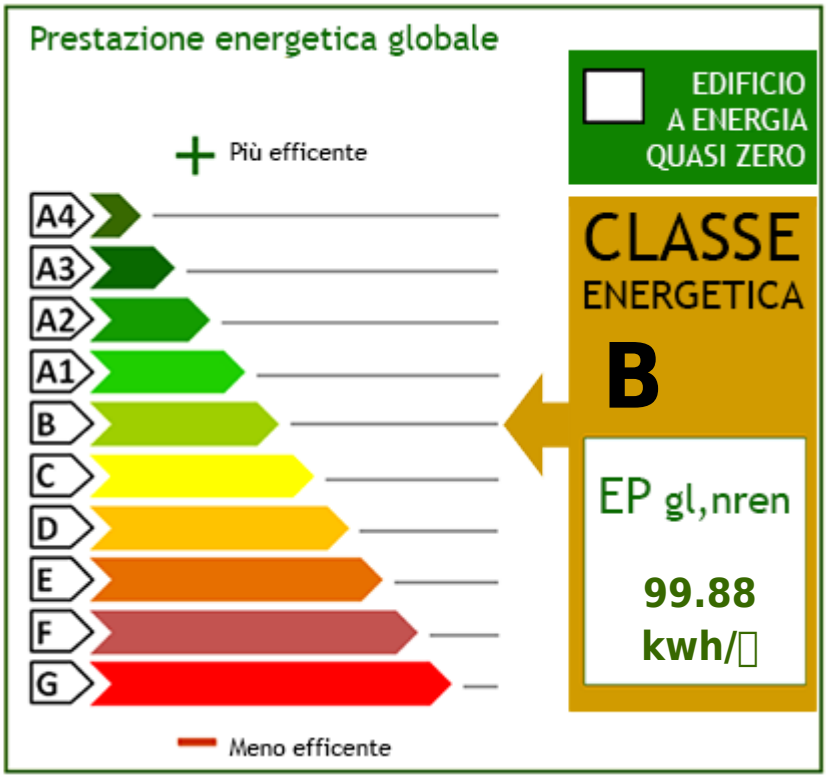
550 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 19

We offer an exclusive, charming detached villa, where contemporary architecture, technology, and comfort coexist in perfect harmony. The property extends over three levels, spanning approximately 572 square meters, nestled in a 1,500 square meter private park with a heatable swimming pool and expansive panoramic terraces throughout the residence. The ground floor is dedicated to entertaining: an elegant living room with a bioethanol fireplace opens onto the dining room and fully equipped eat-in kitchen. On the same level are a guest bedroom with en suite bathroom, a guest bathroom, a study, and a separate apartment with a bedroom, bathroom, laundry, and ironing room. All rooms open to the large wraparound terrace and garden. The sleeping area is located on the upper floor, comprising two spacious suites with private bathrooms and walk-in closets, both overlooking the panoramic terraces. Also on the same level is a large storage room currently used as a walk-in wardrobe, as well as an additional small closet. The four-sided exposure and open views ensure abundant natural light throughout the day. On the first floor, partially below ground level and with direct access to the pool and park, there is an entire level dedicated to wellness and leisure. This level includes a gym, hobby room, laundry room, cellars, and utility rooms, as well as a sauna and Turkish bath. This level also features two additional bedrooms with two bathrooms, easily adaptable to different living or functional needs. The villa has a total of five bedrooms, six bathrooms, and an additional bathroom in the separate apartment. The renovation also included all the building services, incorporating state-of-the-art solutions: radiant floor heating, ducted air conditioning, KNX home automation (also manageable via app), a sound system, video surveillance, automated irrigation, and integrated room management. A photovoltaic system is also available on the roof terrace. Special attention was also paid to the property's technological and security aspects: shatterproof glass, integrated home automation management, and a remotely

controllable, heatable swimming pool with a chlorine- and salt-free electrolysis system. The property includes a large double garage, as well as additional parking options within the grounds. The villa is located in the most residential and green part of the Roman town of Cortina d'Ampezzo, a quiet area particularly popular for its proximity to major international schools.

Property Informations

Address: Via Della Mendola	**Zip Code**: 135
Bedrooms: 5	**Bathrooms**: 6
Rooms: 19	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Date of construction**: 1955
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for two cars
: Yes	



















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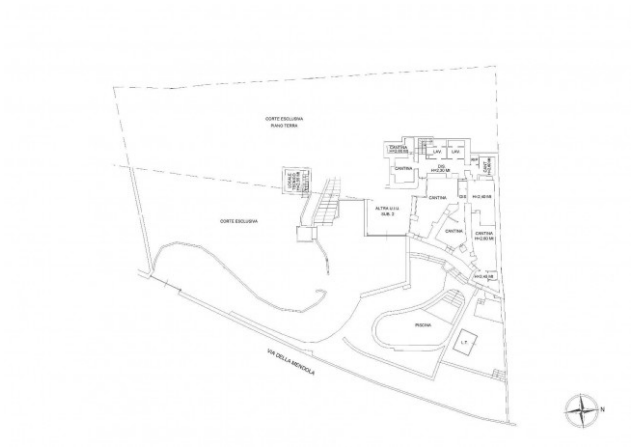


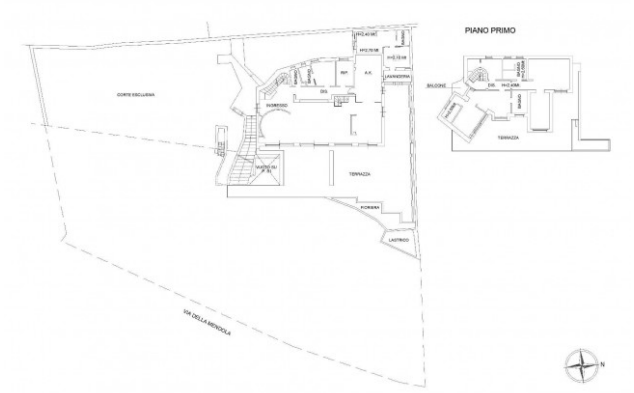












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