



COLDWELL BANKER

ROYAL RE

Royal RE

Via Cortina d'Ampezzo n.325 - 00135 Roma

Phone number (+39) 06 35509864 Fax (+39) 06 35509855

Apartment for Sale in Roma

Cortina d'Ampezzo

€ 1.600.000

Ref. CBI046-198-50341



353 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 8

VIALE CORTINA D'AMPEZZO - PRESENTATION APARTMENT WITH GARDEN - €1,600,000.00

On the prestigious Viale Cortina d'Ampezzo, near the church of San Gabriele Arcangelo, we offer for sale an elegant ground-floor apartment spanning approximately 350 square meters, complete with roof gardens and terraces.

The property has been completely renovated with quality materials, tastefully and functionally furnished, and comprises: a double entrance independent of the building, a spacious reception room with adjoining dining room, a fully equipped eat-in kitchen with laundry room and bathroom, four spacious bedrooms, including the master bedroom with a fireplace, a bedroom/walk-in closet, and an ensuite bathroom, four additional bathrooms (one ensuite), three terraces-one of which leads to the outdoor area equipped with a barbecue/oven-and two roof gardens, totaling approximately 500 square meters. The property also includes two cellars, measuring 15 and 21 square meters, and two parking spaces, each measuring 23 square meters. The exterior also boasts two entrances: from Via Val di Sole and Viale Cortina D'Ampezzo.

The property is available upon completion, ensuring immediate availability, and features comfortable spaces ideal for any living need. It features independent heating, air conditioning, a security door, double-glazed thermal break windows, and parquet flooring.

The building, equipped with an elevator, has four floors in total and the condominium fees amount to 250 euros per month.

A unique opportunity for those seeking elegant, well-served living, with spacious, bright rooms in the heart of one of Rome's most

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exclusive neighborhoods.

asking price €1,600,000.00

Since 1906, Coldwell Banker has stood out for offering comprehensive real estate services for both residential and commercial properties. Coldwell Banker is the longest-established real estate brand in the United States, with a network of over 98,000 real estate agents and 3,600 offices in 50 states.

The Coldwell Banker brand is also recognized for creating innovative services for consumers. For example, it was the first brand to increase the performance and potential of the website www.coldwellbanker.com by making it visible on smartphones and iPhones, and it was also the first brand to leverage the power and importance of video in promoting properties.

Property Informations

Address: viale cortina d'ampezzo, 155

Bedrooms: 5

Bathrooms: 5

Rooms: 8

Internal condition: Restored

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 3408.62

: 0000-00-00

Floor: Ground Floor

Total floors: 4

Parking space: Covered

Lift: Yes

Date of construction: 1980

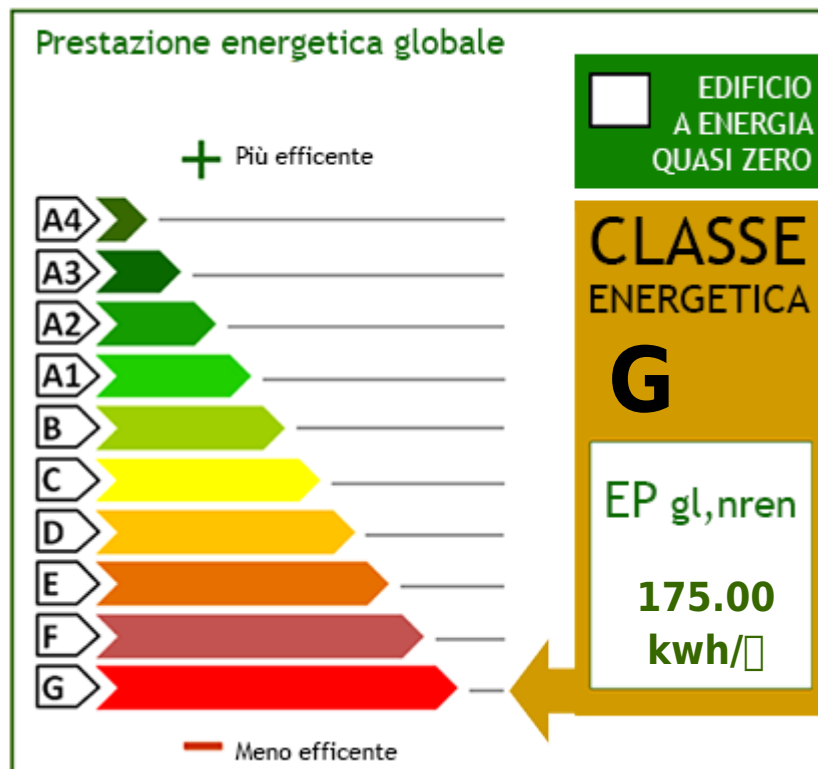
Current Status: Available after the deed of sale

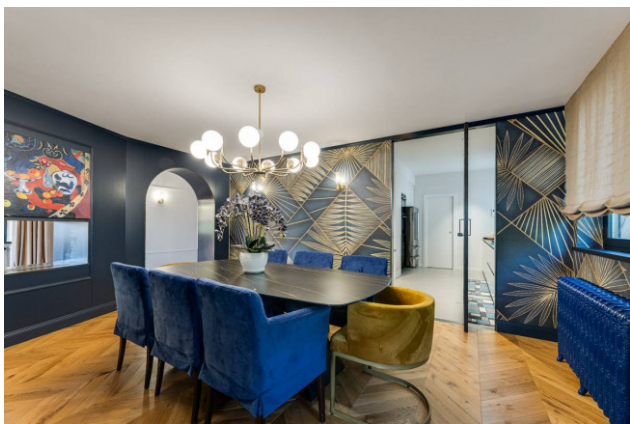
Condominium costs: € 250

Terrace: Present

Garden: Private

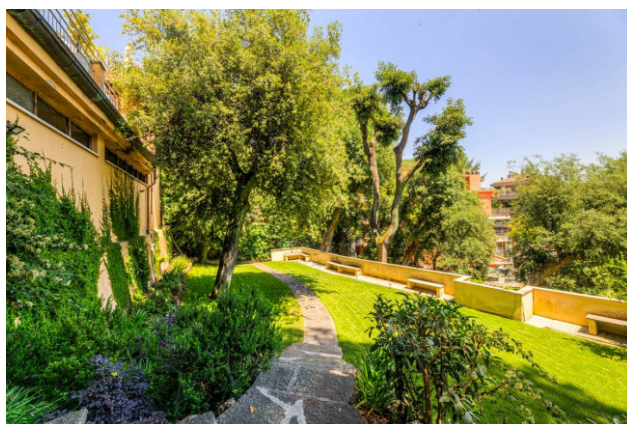
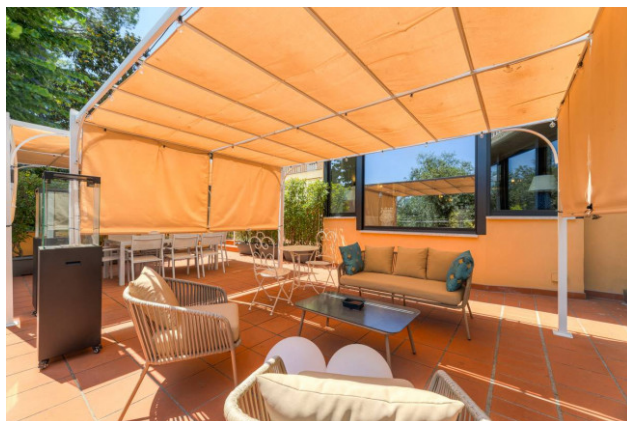
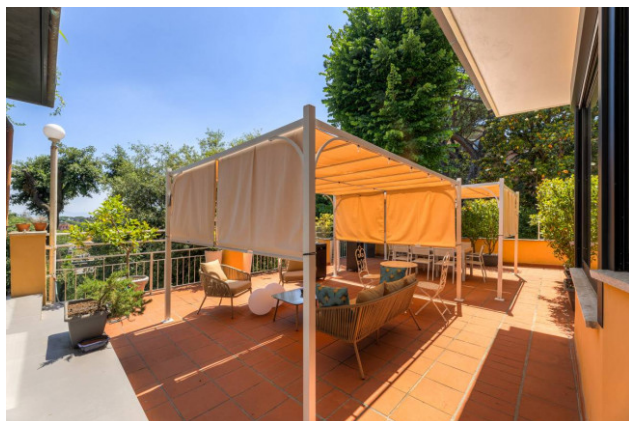
Kitchen: Present





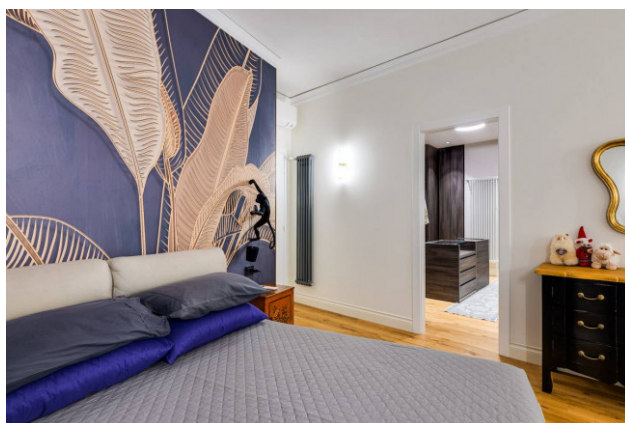
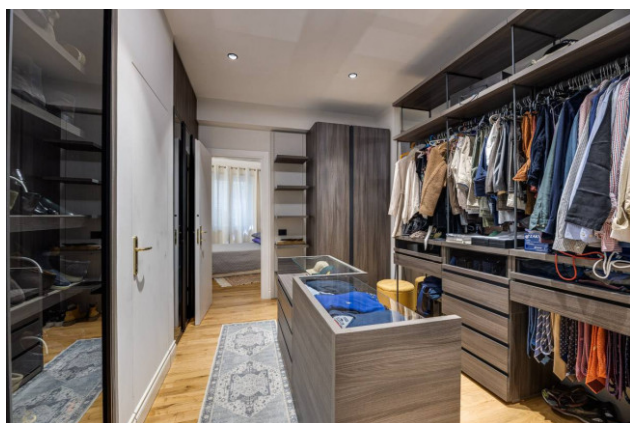
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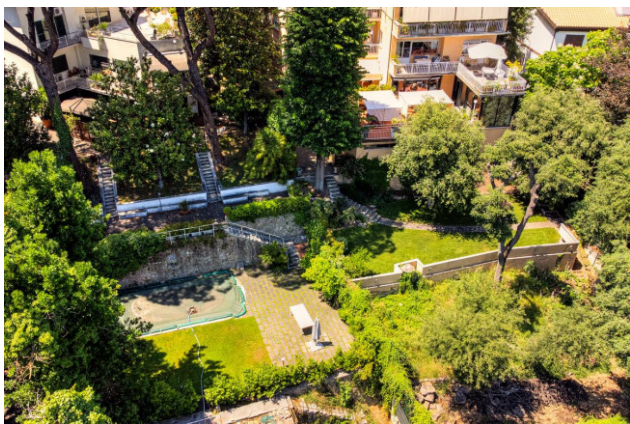
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