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Coldwell Banker Royal RE  
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# Apartment for Sell in Roma - Area: Cortina d'Ampezzo

📍 viale cortina d'ampezzo, Roma, RM

1.600.000€



## Contact info



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# Description

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 exclusive neighborhoods.

asking price €1,600,000.00

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## Details



Property ID: CBI046-198-50341



Surface: 353.00 m<sup>2</sup>



Rooms: 8



Bathrooms: 5



Energy Class: G EP glnr: 175.00 kwh/m<sup>2</sup>



Bedrooms: 5

# Property Features



Floor: **Ground floor**

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Conservation status: **Renovated**

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Current condition: **Free upon deed**

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Surface: **353.00 m<sup>2</sup>**

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Rooms: **8**

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Bedrooms: **5**

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Bathrooms: **5**

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Kitchen: **Present**

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Position: **Residential area**

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Elevator: **1**

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Parking space: **Covered**

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Garden: **Private,**

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Terrace: **Present**

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# Images









