



COLDWELL BANKER  
FUTURA GROUP

Coldwell Banker Futura Group  
Via Giovanni Branca, 76 / 78 - 00153 Roma  
P.IVA e C.F.: 09853931005  
Tel.: (+39) 06 45556465

# Apartment for Sell in Roma - Area: Acilia

📍 Via Umberto Lilloni, Roma, 00125 (RM)

155.000€



## Contact info



Coldwell Banker Futura Group  
**Alfredo Ricci**

Phone: (+39) 06 45556465

# Description

In a quiet area of Acilia Sud, in a very peaceful setting overlooking the greenery, we offer for sale an apartment on the fourth and top floor (with elevator), in a building whose façade has recently been renovated with thermal insulation, new windows and shutters.

Upon entering the apartment, you'll find yourself directly in the living room. On the right is the open kitchen, separate from the living room. It's fully equipped with appliances and features a small island for breakfast or quick meals. The living room, approximately 29 m2, is bright and sunny thanks to its south/east exposure. It can comfortably accommodate a dining table and ample space for seating furniture: it can also accommodate two sofas, creating a comfortable and relaxing area.

The large window opens onto the outdoor loggia, a spacious open space that can accommodate a comfortable table for six and a cozy lounge area with wicker sofas. Since there are no buildings in front, the view is very pleasant, allowing you to enjoy the surrounding greenery, the light, and the silence. The apartment is also equipped with awnings.

The large double bedroom also overlooks the spacious terrace, making it bright and airy.

From the living room you enter a hallway that connects to the other rooms, the bathroom and the bedroom.

The bathroom has an L-shaped floor plan. Upon entering, the washing machine and tub are on the left. Next to the tub, facing the door, is a vanity unit and then a large space for the toilet.

The PVC window frames and shutters are new.

The apartment is served by a new boiler for heating.

The property includes a cellar and an external parking space accessed via an electric gate.

The condominium has a large outdoor space and a playground.

The surrounding area is served by several essential shops, there is a parish church, a baseball and softball field and a few meters away there is the regional train station that connects to Rome's Ostiense station.

# Details

|                                                                                                                           |                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Property ID: CBI047-203-520507        |  Surface: 70.00 m² |
|  Rooms: 2                              |  Bathrooms: 1      |
|  Energy Class: C EP glnr: 37.23 kwh/m² |  Bedrooms: 1       |

# Property Features



Floor: Last



Conservation status: Discrete



Current condition: Free upon deed



Surface: 70.00 m²



Rooms: 2



Bedrooms: 1



Bathrooms: 1



Kitchen: Exposed



Position: Peripheral



Elevator: 1



Parking space: Uncovered



Garden: Common,



Terrace: Present

Images





