Coldwell Banker Eretum RE Group
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Apartment for Sell in Monterotondo - Area: Monterotondo Scalo

via Salaria, Roma, 00015 (RM)

355.000€

INTERNO

Contact info

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Description

New Building Initiative – XVIII Mile – Via Salaria 209 Monterotondo Scalo.
Inspired by the history of the Via Salaria, where the 18th Miglio was a historic rest stop before entering Rome, the new residential project ‘XVIII Miglio’ was born. A strategic housing choice for those who want to live close to the capital without sacrificing tranquility and daily well-being.
The building is built on 4 floors and consists of 10 apartments that will be delivered in October 2027 with the possibility of customizing the internal layout and finishes for those who book by 30.12.2026

This listing features apartment no. 3: the first floor comprises 76 sq m of living space, a living room with kitchenette, a double bedroom with ensuite bathroom, a second double bedroom, and a second bathroom. A 63 sq m terrace and uncovered parking space are also available.
The property features modern lines and finishes and is designed with cutting-edge technologies. It is fully electric and energy efficient, with a guaranteed energy rating of A3 or higher.
“XVIII Miglio” represents an ideal solution for those looking for a modern, efficient home with outdoor spaces and perfect connections to Rome and the main services in the area.

SPECIFICATIONS OF THE WORKS IN SUMMARY
-FLOORS AND COVERINGS –
Interior flooring in first choice porcelain stoneware of variable sizes
Non-slip and frost-resistant porcelain stoneware outdoor flooring
– WINDOWS AND FINISHES –
Armored doors such as Dierre or similar
Interior doors in wood or laminate
Frames in laminated wood or PVC, with low-emissivity double glazing
Electric shutters, with the exception of the large windows in the living rooms, which are equipped with blackout curtains
Masonry and glass parapets, metal railings and motorized driveway gates
– PLANTS –
electrical system compliant with Law 37/08
telephone, data, terrestrial and satellite TV systems
video intercom
emergency lights
alarm predisposition
basic home automation system for loads, shutters and, optionally, thermoregulation
plumbing system with Geberit or similar sanitary fixtures and Grohe or similar taps
autonomous heat pump for heating and domestic hot water
radiant floor heating
provision for ducted cooling
– ENERGY EFFICIENCY –
A 3 kW photovoltaic system is planned for each apartment, with an inverter designed for batteries.
A 1 kW system per residential unit connected to the condominium meter is also recommended.
Solar panels for the production of domestic hot water are also planned.
– GREEN-
The private gardens will be levelled and sown with English lawn and hedges planted around the perimeter

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Details

Property ID: CBI049-227-959

Surface: 110.00 m²

Rooms: 3

Bathrooms: 2

Energy Class: A3 EP glnr: 85.12 kwh/m²

Bedrooms: 2

Property Features

Floor: 1

Conservation status: Excellent

Current condition: Under construction

Surface: 110.00 m²

Rooms: 3

Bedrooms: 2

Bathrooms: 2

Kitchen: Kitchenette

Position: Central

Elevator: 1

Parking space: Uncovered

Terrace: Present

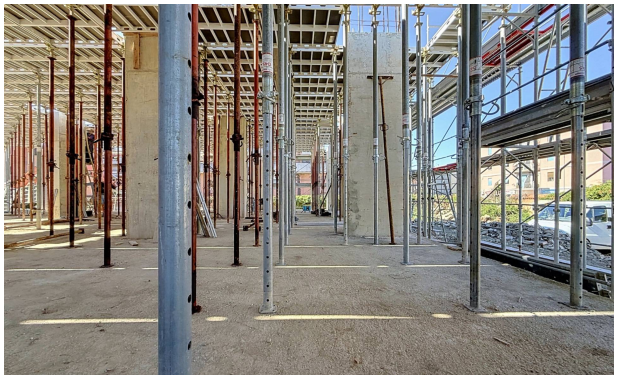
Nearby

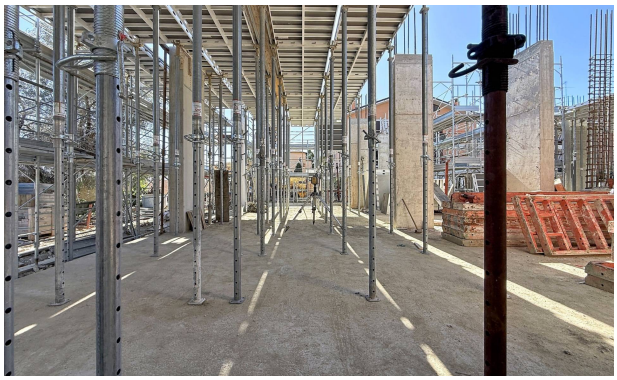
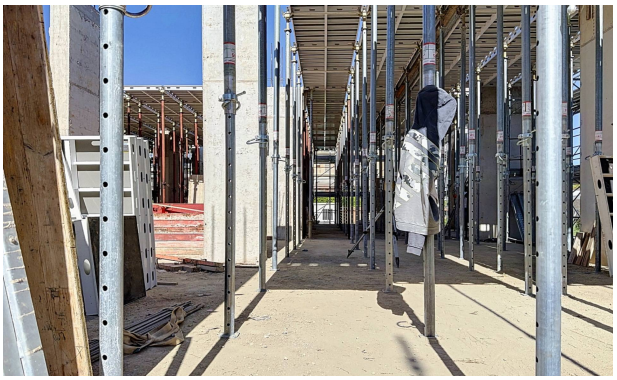
- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

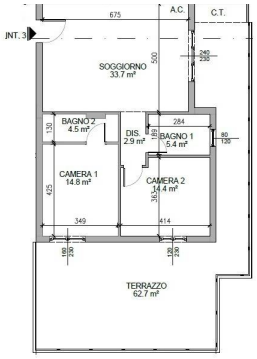
Images

MIGLIO XVIII
VIA SALARIA

INTERNO III




675
A.C.
C.T.
INT. 3
SOGGIORNO
33.7 m²
500
240
230
BAGNO 2
4.5 m²
130
DIS.
2.9 m²
189
284
BAGNO 1
5.4 m²
80
120
CAMERA 1
14.8 m²
425
CAMERA 2
14.4 m²
363
349
414
160
230
120
230
TERRAZZO
62.7 m²