



**COLDWELL BANKER**  
BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group International Real Estate

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# Apartment for Sell in Roma - Area: Settebagni

📍 Via Salaria, Roma, 00138 (RM)

620.000€



## Contact info



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# Description

Salara "River House" – In a private complex protected by an automatic gate with security service, a short distance from the GRA ring road and adjacent to the "Salara Sport Village" sports club, within an elegant, recently constructed building (2003), we offer for sale a beautiful ground-floor apartment, the only one on the floor, with a splendid wrap-around garden. Finished with quality materials and meticulous attention to detail, enhanced by the excellent organization of the spaces, the property comprises a spacious entrance hall, a triple reception room with large sliding windows leading directly to the garden, an eat-in kitchen, and a guest bathroom that completes the reception area. A further hallway leads to the sleeping area, which includes a study, a double bedroom with en suite bathroom, and two additional bedrooms, each with a walk-in closet and a third bathroom. The property also includes a private parking area with access from the garden, where up to three cars can be parked. The absolute privacy of this exclusive setting, featuring meticulously maintained communal spaces, including a large parking lot for residents' guests, along with the absence of any city noise, make this property ideal for anyone seeking a luxury home ideal for sharing convivial moments.

# Details



Property ID: CBI100-653-290746



Surface: 244.00 m<sup>2</sup>



Rooms: 5



Garden: Privato, 300 sqm



Bathrooms: 3



Energy Class: F EP glnr: 78.12 kwh/m<sup>2</sup>



Bedrooms: 4

# Property Features



Floor: Ground floor



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **244.00 m²**



Rooms: **5**



Bedrooms: **4**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Residential area**



Elevator: **1**



Shower: **Yes**



Parking space: **Uncovered**



Garden: **Private, 300 sqm**



Parquet : **Yes**

# Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

# Images





