Coldwell Banker Krea Case
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Building for Sell in Ciampino - Area: Centro

Via San Francesco d'Assisi, Roma, 00043 (RM)

1.350.000€

Contact info

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Description

CIAMPINO, in the central area adjacent to Piazza della Pace and precisely on Via San Francesco d'Assisi, Coldwell Banker Krea Case is pleased to offer for sale an entire building consisting of twenty apartments.
The property is located in a residential area highly regarded for its privacy yet still conveniently located in the city center and close to all amenities. It is also strategically positioned for quick access to the Via Appia Nuova, Rome's GRA ring road, and is in the immediate vicinity of Ciampino Centro railway station.
The building is made up of six residential levels above ground with a surface area of approximately 385m2 each for the floors from the ground to the fourth (five levels), the sixth level or fifth floor has approximately 77m2 used for the building's services (technical rooms).
Renovating a building or demolishing and rebuilding it generates a building volume bonus that would allow for an increase in residential space by approximately twenty percent. Any increase in building volume, however, requires verification of its actual feasibility in compliance with municipal and regional technical standards.
The proposed building is strategically located and, in addition to its residential use, is also suitable for a tourist/accommodation facility. The solution we propose in the renderings available among the photos envisions the renovation of the building with an additional story and a possible increase in floor space.
Ciampino is a municipality located between Rome's GRA (ring road), Via Anagnina, and Via Appia. Although it is part of the urban fabric of Rome, it is known as the "Gateway" to the Castelli Romani, highly regarded for their extensive green spaces and the excellent quality of life in these historic towns. Ciampino has a rail connection to Rome Termini that is equal to or superior to a subway, connecting to the central Capitolina station in about 15 minutes with very frequent services (approximately 15 minutes). It also borders the airport that bears its name. These unique characteristics make the municipality a perfect choice for a residence, offering the right balance between convenience and quality of life. APE Class "G" Code CBI143-2042-8233
The images and proportions shown in the advertisement are not intended to be contractually binding, but are intended to be purely illustrative. Any renderings published alongside the photos are provided solely to illustrate the usability of the spaces and their potential for development.
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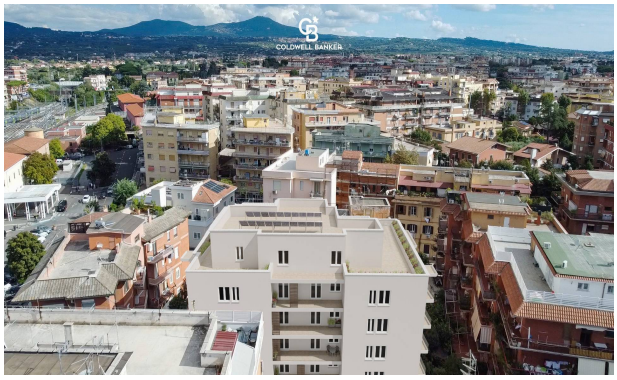
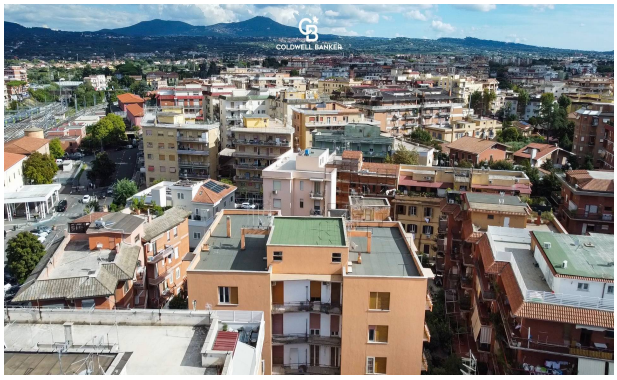
Details

Property ID: CBI143-2042-8233	Surface: 2000.00 m²
Rooms: 40	Energy Class: G

Property Features

- Conservation status: To be renovated
- Current condition: Free upon deed
- Surface: 2000.00 m²
- Rooms: 40
- Position: Central
- Balconies: Presente
- 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
- Municipal Offices / Town Halls

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