Coldwell Banker Krea Case
Via Monte Grappa, 6 - 00043 Ciampino
P.IVA e C.F.: 15794841005
Tel.: (+39) 06 7917285

Apartment for Sell in Marino - Area: Frattocchie

Via Palaverta, Roma, 00047 (RM)

156.000€



Contact info



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Phone: (+39) 06 7917285
Email: kreacase@cbitaly.it

Description

SANTA MARIA DELLE MOLE Locality Frattocchie and precisely between Via Palaverta and Via Nettunense, Coldwell Banker Krea Case is pleased to offer for sale the last available items ready for delivery within the “Borgo Ludovica” residential complex. “Borgo Ludovica” is immersed in the greenery of the Castelli Romani on a slightly hilly lot in the immediate vicinity of the Via Nettunense and the Consolare Appia, a strategic position for those who need to quickly reach the Grande Raccordo Anulare but at the same time want the comfort of life immersed in the green areas available to the “Borgo”. The Apartments are located in eight small buildings of only two floors with large views of private and public green areas, they are built with pitched roofs which give them the typical appearance of a small villa rather than a typical condominium and are surrounded by a network of narrow streets. of connection interspersed with green areas which give a pleasant, unmistakable characteristic of “Borgo”. Each building houses approximately ten residential units, all equipped with gardens or terraces and/or large balconies and equipped with covered parking spaces in exclusive ownership. Furthermore, cellars located in the basement are available for those wishing to purchase them with separate negotiations with respect to the prices offered. “Borgo Ludovica” has, in addition to the large green areas, important surfaces intended for public parking, making it pleasant to travel on foot and with two-wheeled vehicles but at the same time very comfortable.
The buildings were built at different times, for this reason properties with different finishes are available; among the various accessories there are wooden or aluminum frames with double glazing, armored entrance doors, electric roller shutters, 1Kw photovoltaic system, gas-free. The Apartments are all equipped with a ducted system for heating and cooling.
The available typologies are able to satisfy all housing needs and are all equipped with comfortable private outdoor areas; the following are available: Studio apartments consisting of a single room with open kitchen, bathroom and paved garden; Two-room apartments on the ground floor with garden or first floor with large balconies consisting of a living room with open kitchen, bedroom and bathroom; Three-room apartments on one level on the first floor with large balconies and/or terraces consisting of a living room with open kitchen, two bedrooms and one or two bathrooms; Three-room apartments Duplex First Floor and Attic Floor with large balconies and/or terraces composed on the first residential floor of a lounge with open kitchen and service as well as the attic floor where there are two rooms and a service room. The sizes range, based on the type, from around 40m2 for studios up to around 100m2 for duplexes; the exclusive external surfaces, on the other hand, range from a minimum of approximately 10m2 for the balconies up to approximately 65m2 for the gardens.

The “Edificio Sei Interno Undici” apartment proposed here has an excellent exposure, an exclusive exterior for approximately 15m2 and takes advantage of its internal surface on a single level; the internal distribution of spaces includes a comfortable living room with open kitchen, a furnished hallway leads to the double bedroom and the bathroom with shower, both main rooms have access via French windows to the large balcony overlooking the greenery. The property is completed with a covered parking space, chosen from those available, which can be accessed directly by lift or via the condominium staircase and the possibility of a cellar.

The residential area, quiet, peaceful and close to all services, “Santa Maria delle Mole” railway station in the immediate vicinity, well connected to Rome and the Castelli Romani. Also excellent for investment use, possibly also for tourism/hospitality. The Apartments can be fully loaned with subsidized rates thanks to the “A” Energy Class for which the Credit Institutions reserve dedicated conditions.
Sales Office on site from Monday to Friday from 10.00 to 13.00 and from 16.00 to 19.00 Saturday from 10.00 to 13.00 Also available on Saturday afternoon and Sunday morning exclusively by appointment agreed on numbers 067917285 and 3792741864. Code CBI143-2042 -X9100-9 APE Energy Class “A”.
In the Renders and Floor Plans present among the photos we want to make visible in an approximate way the possibility of furnishing the rooms, the properties are sold without furniture; the images and proportions shown in the advertisement are not to be considered the subject of a contractual obligation, but rather are to be understood as purely illustrative. To view all our real estate proposals, visit our website “www.coldwellbanker.it/kreacase” or our Facebook page “www.facebook.com/cbkreacase”; Instagram “www.instagram.com/cbkreacase”; youtube “www.youtube.com/@coldwellbankerkreacase” #coldwellbanker #cbkreacase.

Details

Property ID: CBI143-2042-X9100-9

Surface: 51.00 m²

Rooms: 2

Bathrooms: 1

Energy Class: A1

Bedrooms: 1

Property Features

Floor: 1

Conservation status: Excellent

Current condition: Free upon deed

Surface: 51.00 m²

Rooms: 2

Bedrooms: 1

Bathrooms: 1

Kitchen: Exposed

Position: Residential area

Elevator: 1

Balconies: Presente

Shower: Yes

Parking space: Covered

Parquet : Yes

Nearby

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

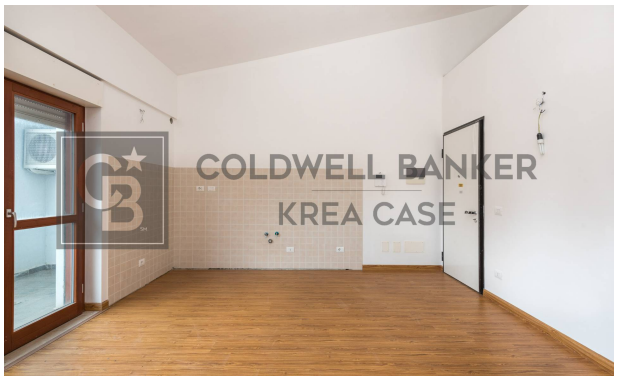
Images


















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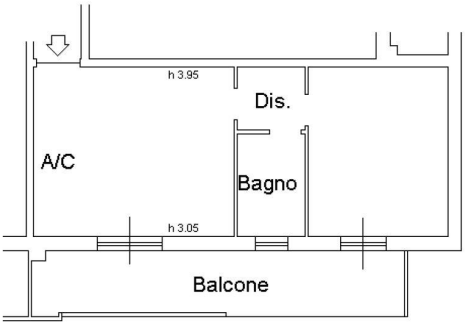











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