Coldwell Banker 24RE
Via Costantino Morin, 34 - 00192 Roma
P.IVA e C.F.: 17290641004
Tel.: 0686665271

Apartment for Sell in Roma - Area: Parioli

Via Barnaba Tortolini, Roma, 00197 (RM)

1.220.000€

Contact info

Coldwell Banker 24RE

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Description

Via Barnaba Tortolini â€“ Parioli

Located on one of the most prestigious and sought-after streets in the Parioli district, within an elegant period building with concierge service, we are pleased to present this exclusive ground-floor residence, enhanced by a spacious private landscaped garden-an exceptionally rare opportunity in Rome's residential market.

The entrance opens into a refined and light-filled interior, where the impressive double reception room takes center stage. Generous proportions and large floor-to-ceiling windows create a seamless connection between the indoor living spaces and the garden, offering an exceptional sense of openness, privacy, and natural light.

The living area is complemented by a fully equipped, spacious kitchen connected to an independent service wing comprising a hallway, bedroom, and bathroom. This versatile space is ideal for household staff, guests, or as a self-contained area for a variety of uses.

The sleeping quarters, thoughtfully separated from the reception areas, are accessed via a well-proportioned hallway and feature two generously sized bedrooms, one of which includes a walk-in wardrobe. The current layout also offers the possibility of easily creating a third bedroom without compromising the harmony of the living spaces. Three elegantly finished bathrooms, appointed with high-quality materials, complete this area.

The property has undergone a meticulous full renovation, with particular attention paid to construction quality, functionality, and everyday comfort. It features state-of-the-art systems, central heating, air conditioning throughout, high-performance thermal and acoustic insulation, electric shutters, and security systems installed on every opening.

The property's most distinctive feature is undoubtedly its magnificent private garden: spacious, secluded, and enriched by mature trees, it is arranged into several outdoor living areas dedicated to relaxation and entertaining. A true open-air extension of the home, offering the rare privilege of enjoying nature in the heart of Parioli.

Completing the property are a private garage and a cellar, both highly valuable assets in one of Rome's most exclusive residential neighborhoods.

The residence also benefits from dual access, both through the private garden and directly from the condominium, providing exceptional flexibility and further enhancing the property's appeal.

An exclusive residence that combines timeless elegance, contemporary comfort, and one of the district's most desirable features: a large private garden in one of Rome's most prestigious addresses.

Please note that some of the images are renderings intended solely to illustrate the property's potential and how it could be enhanced.

Coldwell Banker has a long-standing history of success and leadership. Today, the Coldwell Banker brand is recognized worldwide as one of the most trusted and respected names in international real estate.

Founded in 1906 on the principles of professional integrity and exceptional customer service, these values continue to define our business philosophy. Coldwell Banker offers comprehensive real estate services for both residential and commercial properties. Our innovative marketing strategies, industry-leading training programs, and advanced digital resources are among the key elements that distinguish our global success.

The information and floor plans provided herein are for illustrative purposes only and do not constitute a contractual obligation.

Details

Property ID: CBI177-2196-9857

Surface: 207.00 m²

Rooms: 5

Bathrooms: 4

Energy Class: G

Bedrooms: 3

Property Features

Floor: Ground floor

Conservation status: Renovated

Current condition: Free upon deed

Surface: 207.00 m²

Rooms: 5

Bedrooms: 3

Bathrooms: 4

Kitchen: Habitable

Position: Central

Elevator: 1

Shower: Yes

Garage: Single

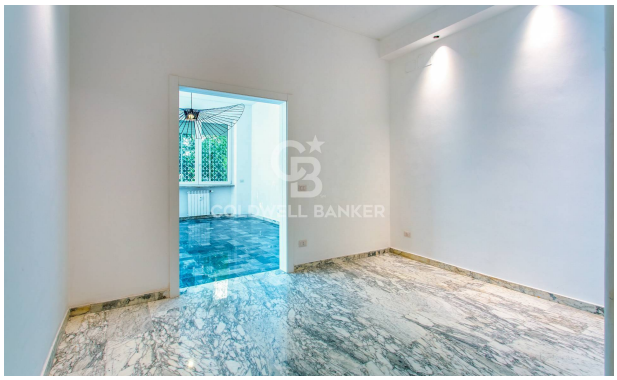
Garden: Private,

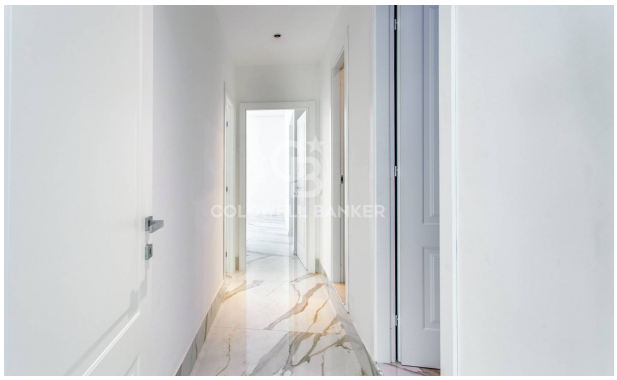
Terrace: Present

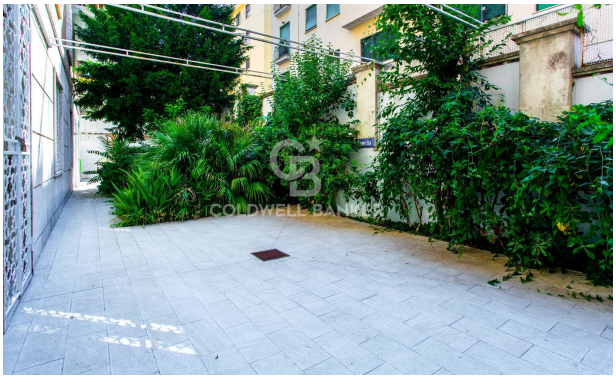
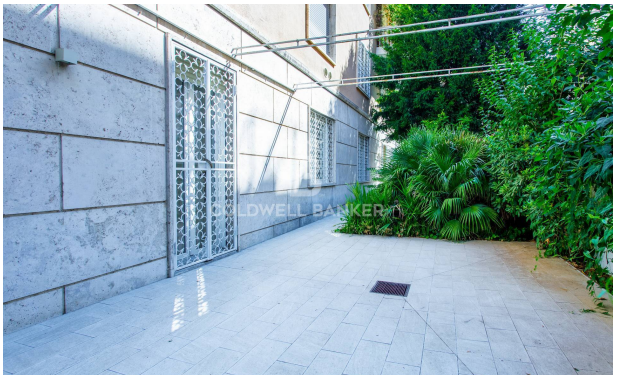
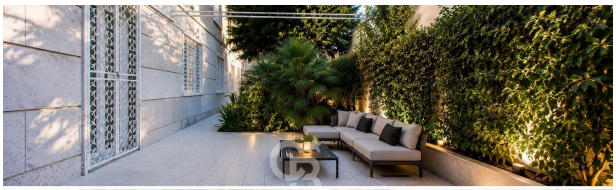
Nearby

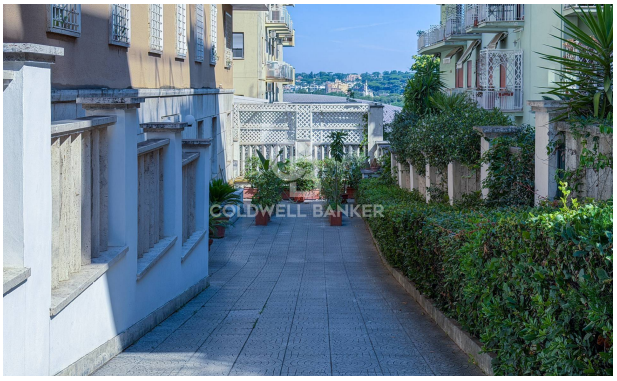
- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images







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