



COLDWELL BANKER
ITALY

Coldwell Banker 24RE
Via Costantino Morin, 34 - 00192 Roma
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Apartment for Sell in Roma - Area: Talenti

📍 Via Olindo Guerrini, Roma, 00137 (RM)

479.000€



Contact info



Coldwell Banker 24RE

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Description

Talenti – Two-Bedroom Apartment with Garage

In the heart of Talenti, on Via Olindo Guerrini, between Via Dario Nicodemi and Via della Bufalotta, we are pleased to offer for sale an elegant apartment on the first floor, featuring a harmonious and functional layout.

The entrance leads to a spacious, bright living room, with the kitchen conveniently located adjacent to it. The sleeping area comprises two bedrooms and two full bathrooms. The living room opens onto a pleasant terrace featuring a built-in barbecue, fully functional and never used, perfect for enjoying outdoor lunches and dinners during the warmer months. The property also includes a 22 sqm private garage and a 7 sqm cellar.

Exceptionally quiet, the apartment offers a high level of living comfort. Features include double-glazed wooden windows, air conditioning and fibre-optic internet connectivity, making it ideal for those who work from home. The property is also pre-wired for an alarm system.

Built in 2004 and finished with traditional brick cladding, the building is part of the prestigious Villini Nicodemi residential complex, meticulously maintained down to the smallest detail.

A 24-hour concierge and security service ensures safety and peace of mind throughout the year, while the communal swimming pool provides a true oasis of relaxation just steps from home. The communal gardens are regularly maintained by a professional gardener, and mosquito control treatments are carried out periodically and consistently.

All essential amenities are within easy reach, including shops, supermarkets, schools, pharmacies, restaurants and public transport. Despite its convenient location, the residential complex remains a peaceful and private retreat, away from the hustle and bustle of the city.

This is the ideal home for those seeking security, comfort and an exceptional quality of life without compromise. It also represents an attractive investment opportunity: the exclusive setting, the amenities offered by the residential complex, and the inclusion of a private garage and cellar make the property particularly appealing on the rental market.

COLDWELL BANKERThe story of Coldwell Banker is one of success and leadership. Over the years, the Coldwell Banker brand has grown to become one of the most recognised and trusted names in the international real estate market.

Founded in 1906 on the principles of professional ethics and outstanding customer service, these values remain at the heart of our business philosophy today.

Coldwell Banker stands out for offering comprehensive real estate services across both the residential and commercial property sectors. Our marketing tools, excellence in training and advanced online resources are just some of the key factors behind our success.

DISCLAIMER: The information and floor plans provided herein are for illustrative purposes only and do not constitute contractual elements.

Details



Property ID: CBI177-2196-9866



Surface: 93.00 m²



Rooms: 3



Bathrooms: 2



Energy Class: E



Bedrooms: 2

Property Features



Floor: 1



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **93.00 m²**



Rooms: 3



Bedrooms: 2



Bathrooms: 2



Kitchen: **Exposed**



Position: **Semi-central**



Elevator: 1



Balconies: **Presente**



Shower: **Yes**



Garage: **Single**



Terrace: **Present**



Parquet : **Yes**

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





