



COLDWELL BANKER
ITALY

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

Apartment for Sell in Roma - Area: Collatino

📍 Viale della Venezia Giulia, Roma, RM

258.000€



Contact info



Coldwell Banker 24RE

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Phone: 0686665271

Email: 24reroma@cbitaly.it

Description

Viale della Venezia Giulia – Three-Room Apartment

Strategic location: the property for sale is located between the Malatesta and Teano stops of Metro Line C, approximately 5–6 stops from the Colosseum, in an area offering a wide range of services, excellent transport connections and everyday conveniences.

Located in the heart of the **Villa Gordiani** neighbourhood, on Viale della Venezia Giulia, we offer for sale a **75 sq m apartment**, situated on the second floor of a building with **concierge service and a paved communal garden**, providing a pleasant and functional shared outdoor space.

The property comprises an **entrance hall, living room, kitchen, two bedrooms, storage room, bathroom and two balconies**, providing the interiors with a pleasant connection to the outdoors. The apartment is **bright and airy**, benefiting from generous distances between surrounding buildings.

The building has undergone significant renovation works as part of Italy's **Superbonus 110% programme**, including the **recent refurbishment of the façade**.

The property **requires renovation**, offering the opportunity to customise both the interiors and the layout according to your needs and personal taste.

The area is particularly convenient thanks to the nearby **green spaces and children's playgrounds**, as well as all essential services within easy reach, including a **post office, pharmacy, supermarkets, shops and local businesses**. An ideal solution for those looking to live in a **well-served, green and conveniently connected area of Rome**, or for investors seeking an interesting real estate opportunity.

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

The history of Coldwell Banker is a story of success and leadership. 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 a commitment to professional ethics and customer service, these values remain at the heart of our business philosophy today.

Coldwell Banker stands out for providing **360° real estate services**, covering both residential and commercial property brokerage. Our marketing tools, excellence in training and advanced online resources are among the key factors that define our success.

THE INFORMATION AND FLOOR PLANS PROVIDED ARE FOR GUIDANCE PURPOSES ONLY AND DO NOT CONSTITUTE CONTRACTUAL TERMS.

Details



Property ID: CBI177-2766-9864



Surface: 75.00 m²



Rooms: 3



Bathrooms: 1



Energy Class: F



Bedrooms: 2

Property Features



Floor: 2



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 75.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: Habitable



Position: Semi-central



Elevator: 1



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



Shopping Centers



Municipal Offices / Town Halls

Images





