






# Apartment in a prestigious new condominium, in the center of Rome (00371)



**1 300 000 €**

-  Floor area **120 m<sup>2</sup>**
-  Number of rooms **3 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**

 Location: **Italy, Rome**

 To the airport: **km**

 To the city  
centre: **km**

## Options

- ✓ Smart house
- ✓ Balcony/ Terrace

## Description

Apartments in a prestigious new condominium, in the center of Rome, at the foot of the Aventine Hill, next to Piazza Albania.

The gated residential complex consists of three buildings built in the 1950s and renovated in 2020 using the latest energy-saving technologies, the renovation of which was commissioned by internationally recognized architecture and interior design studios.

Apartment with an area of 120 sq.m. for sale brand new, in good repair, with technologically advanced home automation and energy-saving systems.

**The apartment is on the fourth floor**, served by two OTIS elevators, a concierge and distributed as follows:

- large entrance;
- large living room with dining area with a prestigious Dada Molteni kitchen of the highest Italian design;
- 3 bedrooms (with the possibility that one of them could be an office);
- 2 bathrooms (one of which is adjacent to the bedroom, equipped with a Turkish bath/hammam);  
laundry;
- large terrace 20 sq.m. overlooking the elegant gardens surrounding Piazza Albania.

**The basic finishing of the apartment is presented** with original materials from leading Italian brands, which is the maximum expression of the quality and functionality of the interior design:

- marble coverings and decoration of the baths of Antonio Lupi;
- natural wood parquet Cadorin Group;
- thermal insulating wooden windows;
- Brise Soleil system, sun protection applied to the external facade to reduce the penetration of UV rays and therefore reduce the use of air conditioning without preventing sunlight from entering the apartment.

The apartment is also equipped with a functional kitchen by Dada Molteni, the world's leading brand of Italian design, with the most modern models of Miele appliances, including: a functional island, two large refrigerators, grill oven, microwave, two freezers, wine cellar.

The apartment is equipped with an individual Smart Home Home Automation System and has an A+ energy efficiency certificate.

**The apartment also includes:**

- private parking area of 13 sq.m.
- basement 3 sq.m.

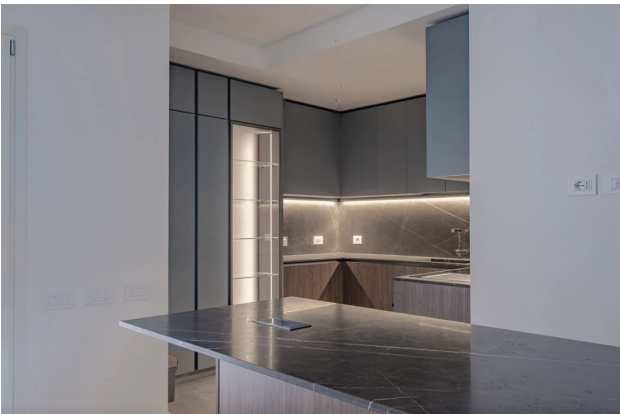
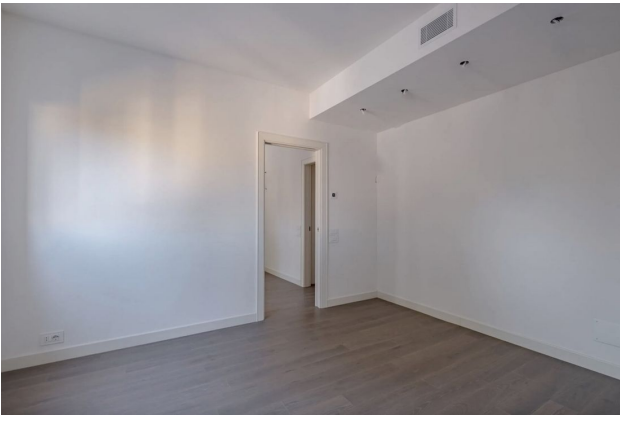
**Apartment owners have access** to services offered to condominium residents, namely:

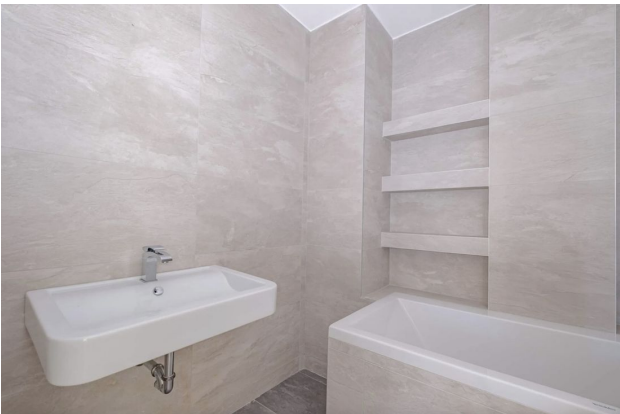
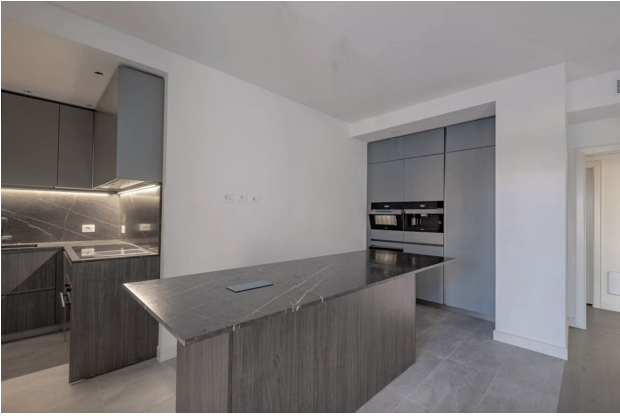
- private gym;
- concierge and surveillance service active 24 hours a day with constant video surveillance;
- multifunctional room for organizing meetings and events;
- community garden;
- electric vehicle charging point.

**Information updated: 02.04.2024**

# Photo gallery









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