

# Luxury villa in Rome - in the elegant green area of ☒☒EUR (03871)



**4 250 000 €**

- 🏠** Floor area      **270 m<sup>2</sup>**
- 🏠** Number of rooms      **3 bedrooms**
- 🪑** Furnitures      **Full**

 To the beach: **m**

 Location: **Italy, Rome**

 To the airport: **km**

 To the city centre: **km**

## Options

- ✓ Furniture
- ✓ Warm floor
- ✓ Balcony/ Terrace
- ✓ Private territory
- ✓ Garage
- ✓ Garden

## Description

Luxury independent villa in one of the most prestigious areas of Rome – **EUR** .

The **EUR** area is known for its tranquility, green southern parks and lakes.

There is all the necessary infrastructure: shopping centers, hospitals, schools, metro EUR Fermi. The villa is just 20 minutes drive from the center of Rome and 30 minutes drive from **Fiumicino International Airport**.

The villa, located on Via Marocco, is a real oasis of comfort and sunshine, surrounded by greenery and Mediterranean vegetation, just a few kilometers from the historic center of the city.

### Main characteristics:

- **Type:** independent villa for two families

- **Area:** total area 440 m<sup>2</sup>, house area – 270 m<sup>2</sup>.
- **Garden:** a well-kept garden of 600 m<sup>2</sup> with a barbecue area and Mediterranean trees.
- **Number of bedrooms:** 3
- **Number of bathrooms:** 5
- **Additional spaces:** studio with external entrance (20 m<sup>2</sup>), annexe (85 m<sup>2</sup>).
- **Year of construction:** 1960
- **Renovation:** major renovation in 2020

### Interior:

The villa is located on two floors and is decorated using only high-quality materials and modern solutions. Every detail of the interior is carefully thought out for maximum comfort and luxury.

### Ground floor:

- A spacious grand hall of about **80 m<sup>2</sup> with access to a 100 m<sup>2</sup> terrace.**
- Bioethanol fireplace, faced with African marble.
- Elegant designer furniture by Christopher Guy and soft elements by Minotti.
- **Fully equipped German Bulthaup kitchen with premium appliances:** Fhiaba refrigerator, Gaggenau appliances, Fulgor Milano hob and hood.
- Convenient guest bathroom, laundry room and utility room.
- Spacious **garage** and parking space.

### Second floor:

- **Hall** with mezzanine and wardrobe.
- **Two spacious bedrooms** with dressing rooms.
- **Two fiery bathrooms:** one with a bathtub from Duravit, the other with a shower cabin and sanitary ware from Antonio Lupi.

### Dependence (85 m<sup>2</sup>):

- **Cozy living room** with a wood-burning fireplace and access to the garden.
- Modern kitchen, dressing room with a floor cabinet and a bathroom with a shower.

### Technical specifications:

- The decoration on the first floor is made of porcelain stoneware, and on the second - parquet from the UK.
- Autonomous heating system with underfloor heating on the ground floor and radiators on the first floor.
- Ducted air conditioning in the living room, split systems in the bedrooms and kitchen.
- Windows with aluminum Schuco profile and armored glass.
- Security system with alarm, video cameras and solar night observations.
- The villa is equipped with fiber optic internet and meets energy efficiency class A standards.

This villa is the perfect combination of sunshine, comfort and excellent location for those who want to live in a prestigious and safe area of the capital of Italy.

**Information updated: 21.10.2024**

## Photo gallery



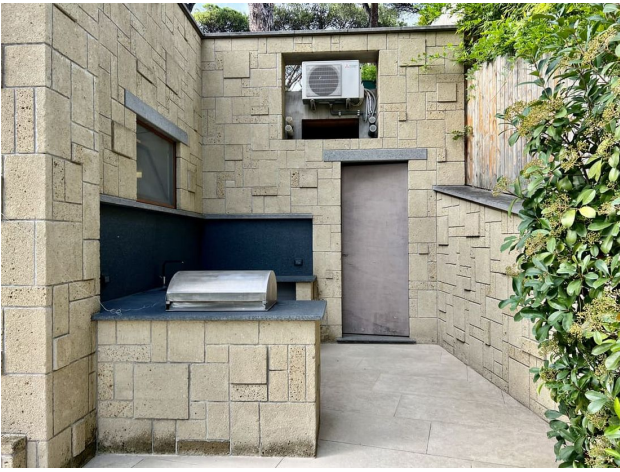


































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