

## Apartment for sale in Roma Torrevecchia € 375.000 Ref. 1124



**147 sq.m. | Bathrooms: 2 | Room: 2 | Rooms: 4**

Studio Molinaro Real Estate is pleased to offer exclusively for sale an apartment in the Boccea/Torrevecchia area, strategically located just a few minutes from Battistini Metro Station and the future Torrevecchia station, part of the metro line extension project already approved by Rome City Council.

The property is situated within an elegant residential complex surrounded by greenery, offering a private and prestigious setting enhanced by century-old pine trees, extensive communal areas and well-maintained shared spaces, including a large residents-only parking area and a dedicated children's playground.

The apartment, measuring approximately 150 sqm in total (135 sqm of internal space), is located on the first floor of a residential building that has recently undergone external refurbishment, including the façades and the internal roads of the complex.

Although retaining its original finishes, the apartment is in excellent condition and stands out for its well-designed layout and abundance of natural light.

The interior layout is as follows:

- welcoming entrance hall
- spacious living room with excellent natural light

- separate eat-in kitchen
- two bedrooms
- two bathrooms, one of which features a whirlpool bathtub
- large, usable wraparound balcony/terrace with open views over the communal gardens

The property also offers excellent access to its outdoor spaces, as all the main rooms, with the exception of one bathroom, have direct access to the wraparound balcony/terrace, creating a seamless connection between indoor and outdoor living and ensuring exceptional comfort throughout the apartment.

The triple aspect and views over the surrounding greenery provide a high level of tranquillity, peace and privacy, making the property ideal for those seeking a residential setting surrounded by nature while remaining well connected and close to essential amenities.

A spacious private garage within the residential complex is also available upon request.

An immersive Virtual Tour of the property is also available, allowing prospective buyers to explore the entire apartment. Within the tour, you can:

- view the property completely unfurnished by selecting the crossed-out armchair icon in the bottom-left corner
- take measurements of the rooms using the ruler tool located in the same area

An ideal home for families or anyone seeking generous living spaces in a well-maintained, private and strategically located residential setting.

## Certification

**Energy Class:** F

**EPgInr:** 175.88 kwh/□

## Features

|                                        |                                |
|----------------------------------------|--------------------------------|
| Code: 1124                             | Reason: Sale                   |
| Categoria: Apartment                   | Address: Via Cornelia, 7       |
| Zip Code: 166                          | Municipality: Roma             |
| Zona: Torrevicchia                     | Total Square Meters: 147 sq.m. |
| Total usable area sqm: 125.00          | Room: 2                        |
| Bathrooms: 2                           | Rooms: 4                       |
| State of Preservation: Good            | Level: 1                       |
| Total Floor: 7                         | Heating: Heating               |
| Lift: Yes                              | Age Construction: 1970         |
| Current Status: vacant upon completion | Building Costs: € 120          |
| Balconies: Present                     | Terrace: Present               |
| Garden: Common                         | Kitchen: Regular Kitchen       |
| Box: Single                            | Terrace                        |
| Tv Antenna : Centralized               | Tv SAT : Private               |
| Closet                                 | Parquet                        |
| Telephone System                       | Jacuzzi                        |
| Shower                                 | Wooden Window Frames           |
| Shutters                               |                                |

## Nearby

|      |     |
|------|-----|
| Gyms | Spa |
|------|-----|

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|                    |                  |
|--------------------|------------------|
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |









