

# Via Giuseppe Mercalli

Via Giuseppe Mercalli, Roma, Roma, 00100

Price: \$ 2,062,772

MLS #:

				
NUMBER OF BEDS	NUMBER OF BATHROOMS	NUMBER OF ROOMS	IN SQ. FT. AREA	PROPERTY AGE YEAR BUILT
<b>3</b>	<b>3</b>	<b>11</b>	<b>3,337</b>	<b>1950</b>

Ref. CBI073-902-129872 - Parioli - Via Giuseppe Mercalli - Coldwell Banker is pleased to offer for sale exclusively in the elegant Via Giuseppe Mercalli, in a beautiful building from the 1950s with concierge service and undergoing renovation, a splendid apartment of about 310 square meters, category A / 1 and of very high representation, located on the first floor, with a wonderful equipped terrace of 70 square meters and a comfortable balcony of about 15 square meters, with reserved views of the greenery. The property, expertly renovated about 10 years ago, has a splendid entrance that leads to the beautiful representation divided by sliding panels that create suggestive wings and movable partitions between the TV area, which also becomes a guest bedroom, dining room, and access to the beautiful custom-made kitchen with large central island fully equipped also with snack area, and double walls that house the cupboards and high-end appliances. Following a comfortable guest bathroom with shower and the service room. Also from the large entrance leads to the sleeping area, where a current study also connected to the living room can become an additional double bedroom. The hallway leads to the 2 large double bedrooms, 2 large bathrooms with windows (one with bath, one with shower) with parquet flooring, a large shoe cabinet and a large custom built wardrobe. The plant is regular, the property is distributed in a very rational way and every space is optimized to the fullest. The flooring is in fine parquet, the windows are in double glass / wood with electric shutters and railings, and the property is equipped with air conditioning and alarm system, with armored access door. The excellent exposure makes the property very bright. Possibility to rent several parking spaces in the garage of the next building. The property includes a comfortable renovated cellar. THIS INFORMATION AND PLANS ARE PURELY INDICATIVE AND DO NOT CONSTITUTE CONTRACTUAL ELEMENTS. The Coldwell Banker story is one of leadership and success. From its origins in San Francisco in 1906, Coldwell Banker has grown to become the largest real estate network in the world. Coldwell Banker® was founded with the intention of bringing professionalism and maximum dedication to the customer to the real estate world, values that are still at the center of its business philosophy today. Coldwell Banker provides its affiliates with the highest level of support in the real estate world so that they, in turn, can focus solely on customer needs. Coldwell Banker, present in nearly 50 countries with more than 3,100 offices and 85,000 agents, is today the world's leading group in the high and medium-high-end residential market. In Italy, Coldwell Banker has been present since 2009 and today, with 42 offices and over 200 consultants, it represents a leading group in the sector, able to promote its prestigious properties within the global luxury circuit, through the Coldwell Banker channel. Previews International, the most prestigious international showcase in the sector.

## Amenities

- Elevator



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I can advise you on:

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