

Villa for Sale in Anzio

Villa Claudia

€ 150.000

Ref. CBI038-3229-301784



82 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Anzio - Marina Residence | Multi-family villa with garden, terrace, and parking space

Within the exclusive Marina Residence residential complex, we offer for sale a charming 82 sq m multi-family villa, nestled in a quiet, private, and well-kept setting, ideal as a primary residence or a holiday home.

The residence features automated driveways, ensuring privacy and security for residents, and a reserved parking space. Membership of the club with swimming pool is also available, an added bonus for enjoying the summer season to the fullest.

The property stands out for its highly habitable outdoor spaces.

On the ground floor, there's a private paved garden of approximately 40 square meters, perfect for outdoor lunches and dinners, relaxing moments, or as an additional indoor parking area. Completing the floor is a practical utility room housing the independent boiler and the inverter for the photovoltaic system used for domestic hot water production.

The apartment is on the first floor, accessible via a convenient external staircase. The entrance is via a splendid 15 sq m terrace, equipped with an awning, ideal for enjoying the outdoors at any time of day.

Inside, the villa comprises a bright living room, separate kitchen, hallway, bathroom with window and shower, a bedroom, and a second bedroom with access to a private balcony. From the living room, an internal staircase leads to a practical mezzanine, a versatile additional space that can be used as a study, hobby room, or relaxation area.

The property is in excellent condition and has recently been upgraded thanks to the Superbonus project, which included replacing the windows with state-of-the-art ones, installing a new photovoltaic system for domestic hot water, and a new boiler, ensuring a high level



of living comfort, improved energy efficiency, and significant savings on consumption.

The location is particularly appreciated for its proximity to the sea and beach resorts, as well as to major services such as supermarkets, pharmacies, restaurants, and shops. It also enjoys excellent connections to Anzio city center, the train station, and major roads.

A complete, move-in solution, ideal for those who want to live in a quiet residential setting just minutes from the sea, without sacrificing comfort, outdoor space, and amenities.

Property Informations

Address: Via del Maestrale	Zip code: 42
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Excellent
Floor: On two levels	Total floors: 2
Date of construction: 1989	Current condition: Available after the deed of sale
Condominium costs: € 45	Balconies: Present
Terrace: Present, 15 sq.m	Garden: Private, 40 sq.m
Kitchen: Kitchenette	

Features

Antenna: Independent	SAT Tv: Independent	Fastweb connection
Electric system: Compliant	Shower	Alluminium fixtures
Shutters	Roller shutters	Sea view

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			





