Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Apartment for Sale in Roma
€ 315.000
Ref. CBI038-3229-301820



115 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

VIA MELANESIA, OSTIA PONENTE, ROME
We offer the exclusive sale of an apartment of 115 sq m, with three habitable balconies, located on Via Melanesia, in the heart of Ostia, about 1 km from the sea and the Ostia Lido Nord station, with a direct connection to Rome.
The property is located on the 4th floor of a five-story, matching-color building in good condition and equipped with an elevator. Thanks to its triple exposure, two of which are exterior, it enjoys excellent natural light and a splendid panoramic view of the pine forest. The size and layout of the rooms allow for the potential division into two independent residential units, making the property attractive both as a primary residence and as an investment for residential or hospitality rentals. The property also includes a 20 sq m covered parking space and a 6 sq m cellar. Available immediately.
Strategic position
The central location allows you to easily reach the main services of the neighborhood, on foot or by public transport:
Just 350 meters from Via delle Baleniere and 200 meters from Via delle Canarie, areas served by shops, schools, supermarkets, a local market, restaurants, bars, and gyms. Approximately 1.4 km from the sea and the Ostia Pier. Approximately 1 km from Ostia Lido Nord Station, with direct connections to Rome. Layout
The internal layout is functional, with large and well-defined spaces:
Living Area: Large entrance hall, large living room with windows, double exposure and direct access to the livable balcony with panoramic views of the pine forest. Kitchen: Eat-in and separate from the living room, with access to the livable balcony. Sleeping Area: Comfortable hallway with two mezzanines, master bedroom, second double bedroom with balcony, single bedroom, closet and two bathrooms both with windows.

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Covered parking space: 20 sq m. Cellar: 6 sq m. Excellent investment and can be divided.
The regular floor plan allows for easy redistribution of space to suit your needs. The size and internal layout also lend themselves to potential division into two independent residential units. An ideal solution for families seeking a spacious and bright home or for those seeking a long-term investment, with the option of residential or hospitality rental.
Available immediately.

Property Informations

Address: Via Melanesia	**Zip code**: 121
Bedrooms: 3	**Bathrooms**: 2
Rooms: 5	**Internal condition**: To be renovated
Floor: 4	**Parking space**: Covered
Lift: Yes	**No architectural barriers**: Yes
Date of construction: 1981	**Current condition**: Available after the deed of sale
Condominium costs: € 65	**Balconies**: Present, 15 sq.m
Kitchen: Eat-in kitchen	

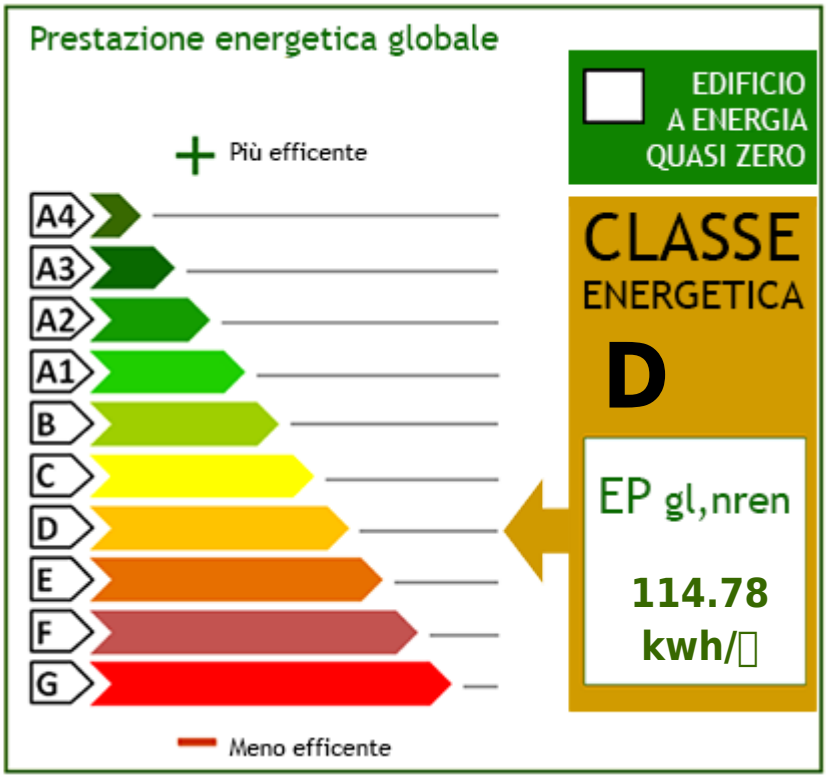
Features

Antenna: Condominium	SAT Tv: Condominium	Storage
Cellar: 6 □	Air conditioning	Telephone system
Electric system: Compliant	Panoramic 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			

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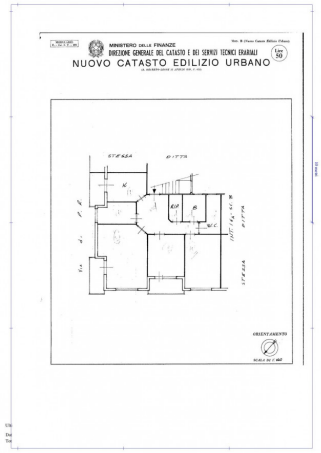


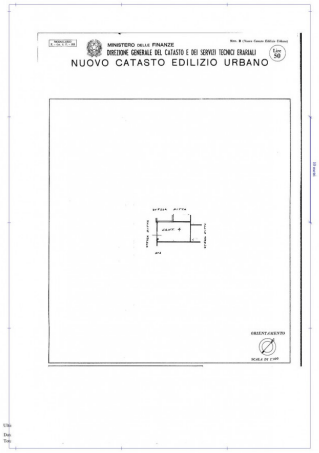












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