Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Duplex for sale in Guidonia Montecelio in Parco Azzurro area

Parco Azzurro

€ 740.000

Ref. V43-5628

300 sq.m. | Rooms: 4 | Bathrooms: 3 | Floor: Ground floor

PANORAMIC VILLA - BLUE PARK - ROME
Within the renowned Parco Azzurro district, just minutes from Rome, we offer for sale an elegant portion of a semi-detached villa in a commanding position, with a splendid panoramic view of the capital.
An ideal solution for those seeking tranquility, privacy, and comfort, without sacrificing proximity to the city.
LARGE AND WELL-ORGANIZED SPACES
The villa is spread over three levels and offers bright and functional rooms:
Ground floor:
Large reception room with high-quality finishes, custom-built kitchen with direct access to the garden, study, and bathroom.
First floor (sleeping area):
three bedrooms, including a double bedroom with a walk-in closet and window, bathroom with a whirlpool tub, and a panoramic terrace.
LIVEABLE AND INDEPENDENT LOWER FLOOR
Completely above ground and bright, it is internally connected and also perfect as an independent space:
• living area with fireplace and wood-burning oven
• kitchen and bar area

• double bedroom
• bath
• closet
• direct access to the garage
Ideal for guests, family or convivial moments.
OUTDOOR SPACES AND EQUIPMENT
Private garden of over 200 m2 with irrigation system.
Second garage of approximately 40 m2 with electric charging station.
ENERGY EFFICIENCY
Class A2 with latest generation systems:
• 4.5 kW photovoltaic
• 20 kW storage battery
• heat pump (2024)
• air conditioning
STRENGTHS
✔ dominant and panoramic position
✔ exclusive residential context
✔ large and versatile spaces
✔ high energy efficiency
✔ also ideal for a two-family or guest solution

A complete, move-in ready offering, perfect for those seeking a quality home in a private setting with a unique view of Rome.

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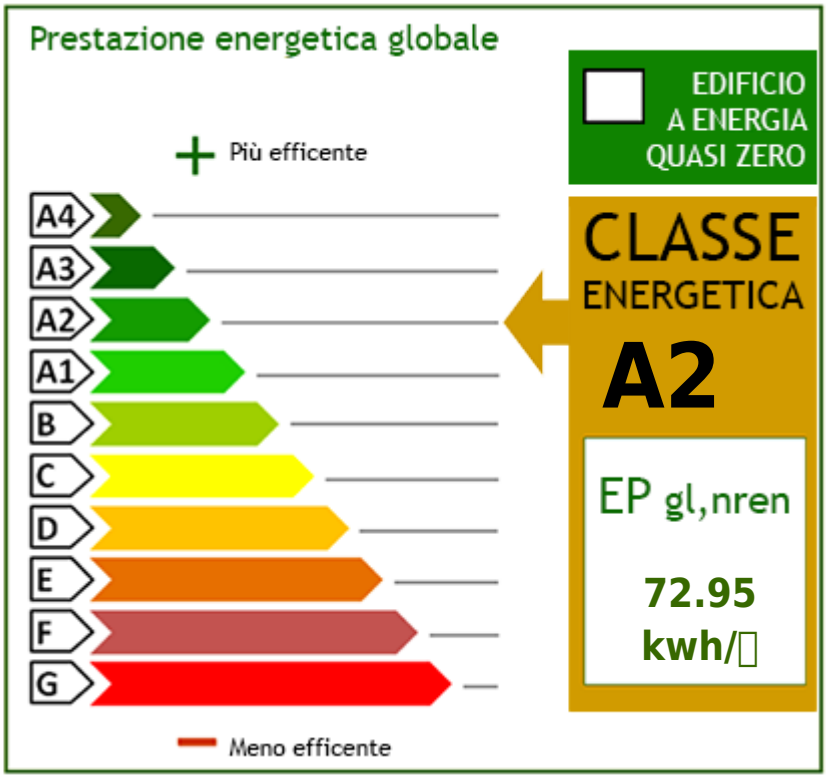
Volpes Case, directly and through its select partners and professionals, offers comprehensive services for all real estate needs: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

Property details

Post code: 12	**Bedrooms**: 4
Bathrooms: 3	**Rooms**: 4
Property state: Excellent	**Floor**: Ground floor
Number of floors: 2	**Autonomous heating**: Autonomous
Age of building: 2005	**Current condition**: Free to deed
Roof: Current, 20 sq.m.	**Garden**: Private, 220 sq.m.
Kitchen: Large kitchen	**Box**: Double, 40 sq.m.


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
A2
EP gl,nren
72.95
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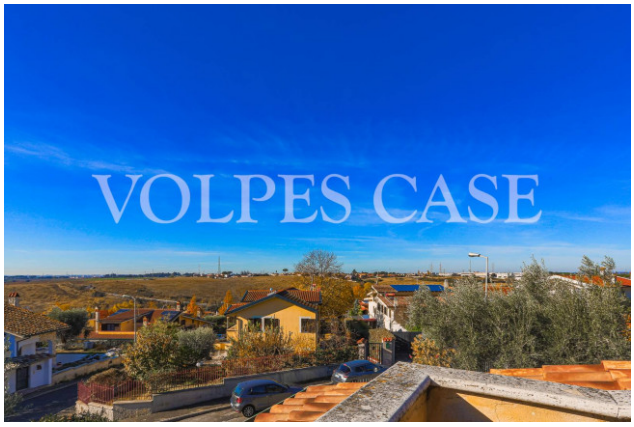

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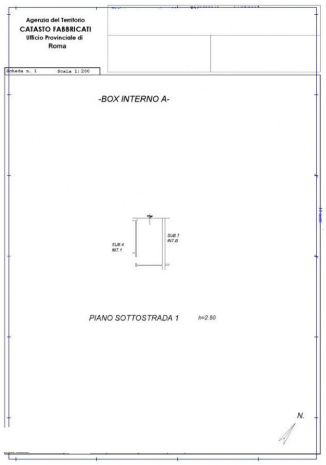

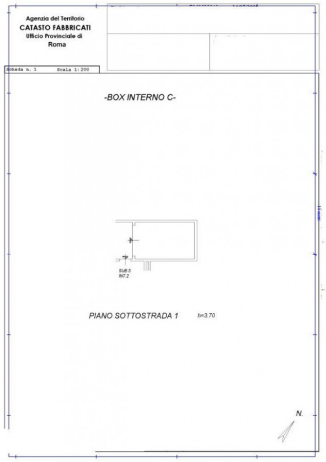

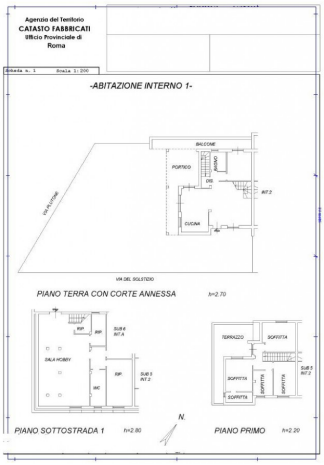

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