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

Villa for sale in Fonte Nuova in Santa Lucia area Santa Lucia

€ 394.000

Ref. V43-5670



155 sq.m. | Rooms: 4 | Bathrooms: 2

NEW SOURCE - SANTA LUCIA (RM) - VIA EMILIA
"COLLE EMILIA RESIDENCES"
We offer for sale exclusive newly built villas, modern detached properties surrounded by greenery and in panoramic locations, ideal for those who want to live in a peaceful setting without sacrificing the convenience of Rome.
The villas are located in Santa Lucia di Fonte Nuova, a residential area northeast of the capital, along Via Palombarese, between Fonte Nuova, Guidonia Montecelio, and Mentana. The location offers excellent transport links: the Grande Raccordo Anulare (GRA) ring road is about a 20-minute drive away, with easy access to Via Nomentana, Via Tiburtina, and the Guidonia Montecelio A1 motorway exit. Furthermore, the Nomentana Bis (highway) has further improved the area's traffic flow, making travel even easier. Santa Lucia is also served by local and regional bus lines connecting the neighborhood to Rome Tiburtina station, Monterotondo, and surrounding municipalities.
The area is ideal for those seeking a quiet and well-served residential setting. Nearby are preschools, primary schools, and secondary schools, supermarkets, the La Fonte shopping center with numerous businesses, neighborhood shops, bars, pizzerias, pharmacies, banks, tobacconists, a post office, and all the essential amenities for daily living.
A perfect setting for families and those who wish to combine quality of life, green spaces, comfort and proximity to the city.

The complex consists of four villas, two of which are detached and two semi-detached. Delivery is expected in May 2028.
TYPE A and D – Single-family villas
Two-story villas comprising: living room with kitchenette; three bedrooms; two bathrooms; private, partially paved garden on the ground floor; garage on the first floor, connected internally by a staircase and accessed via a driveway; and independent pedestrian entrance.
Prices starting from €453,000.
TYPE B and C – Portions of a Semi-detached Villa
Villas distributed on three levels, composed as follows:
Ground floor: large living room with kitchenette; double bedroom; bathroom; private, partially paved garden.
First floor: double bedroom; single bedroom; bathroom; terrace.
S1 floor garage connected internally via a staircase in addition to access from a driveway gate
Independent pedestrian entrance.
Prices starting from €394,380.
Main features
All villas will be built in energy class A and equipped with high-quality finishes, including:
Photovoltaic system for electricity generation; provision for solar panels for domestic hot water production; air conditioning system; underfloor heating and cooling; satellite TV system; premium flooring; laminated fir wood window frames with double glazing; burglar-proof security shutters; class 3 burglar-proof security entrance door with steel profiles. Maximum customization possible.
For more information:
Volpes Case Mignanelli – Fonte Nuova Office Via Nomentana 20/21 Tel. 06 69283348 fontenuova@volpescase.it
Volpes Case, directly and through a select network of partners and professionals, offers a comprehensive service for all your real estate needs: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism, expertise, and experience are at the service of customized real estate solutions.

Certification

Energetic class: A1

Property details

Post code: 13

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Autonomous heating: Autonomous

Age of building: 2028

Garden: Private

Kitchen: kitchen area

Box: Single









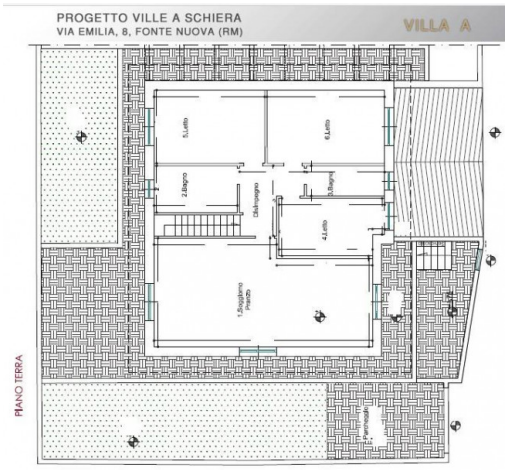


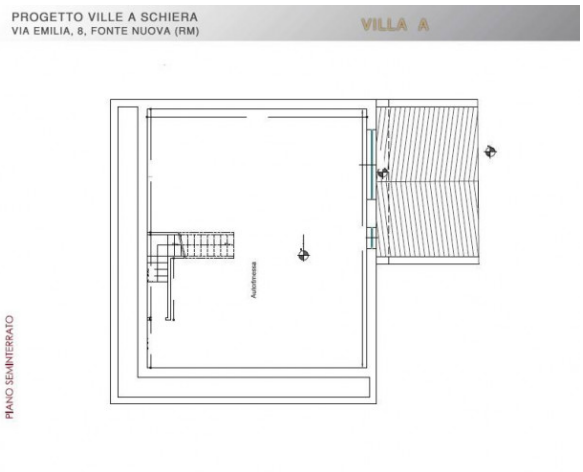






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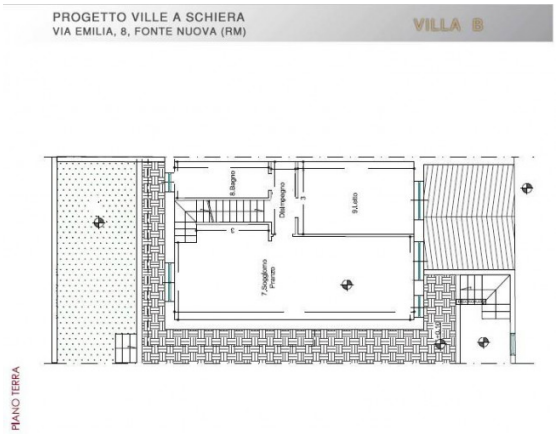












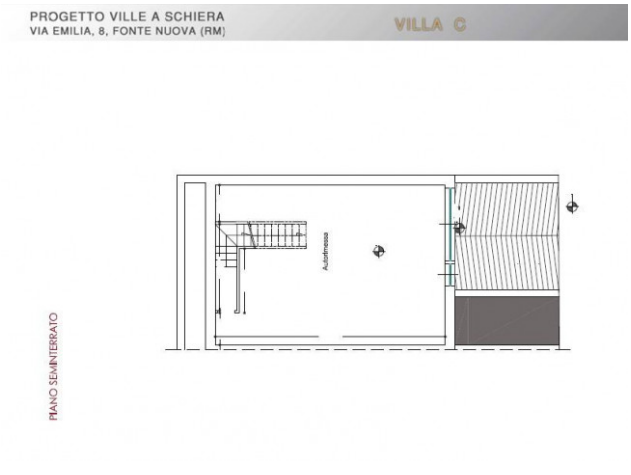


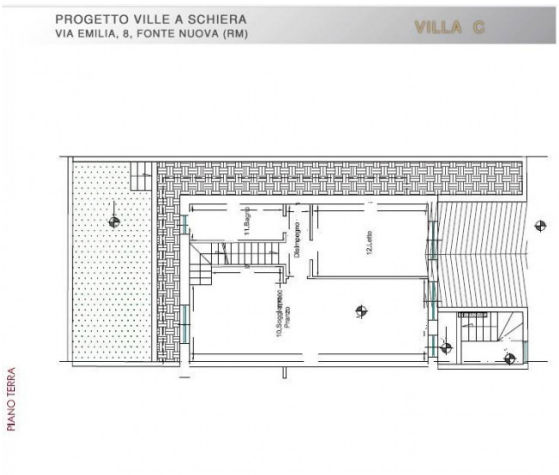


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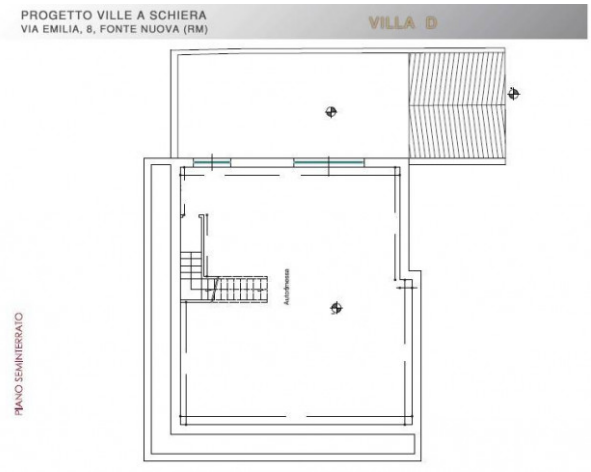


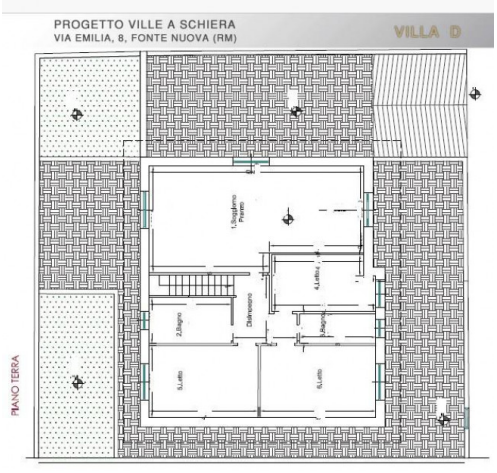














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