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

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

# € 453.000

## Ref. V43-5671




### 202 sq.m. | Rooms: 4 | Bathrooms: 2

SANTA LUCIA DI FONTE NUOVA, VIA EMILIA, in the center of the Colle Emilia residential area, we offer for sale an exclusive, newly built detached villa. This modern, detached property is surrounded by greenery and enjoys a panoramic view, ideal for those seeking a peaceful setting without sacrificing the convenience of Rome. The villa is on two levels and comprises: the ground floor features a living room with kitchenette, hallway, two double bedrooms, a single bedroom, and two bathrooms, overlooking the partially paved garden. The lower level includes a garage connected by an internal staircase, as well as access via a driveway and pedestrian access. The property offers the opportunity to customize, boasting high-quality finishes, photovoltaic panels, underfloor heating, solar thermal systems, and reinforced windows. Energy efficiency rating: A.
The villa is located in Santa Lucia di Fonte Nuova, a residential area northeast of the capital, along Via Palombarese, between Fonte Nuova, Guidonia Montecelio, and Mentana. Its 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 towns.
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 seeking quality of life, green spaces, comfort, and proximity to the city.

Expected delivery: May 2028.
For information, contact Volpes Case Mignanelli - Fonte Nuova Office - Via Nomentana 20-21 Tel. 06 69283348 - fontenuova@volpescase.it
Volpes Case offers comprehensive services for all your real estate needs, both directly and through its select partners and professionals: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

## Certification

**Energetic class**: A1

## Property details

**Post code**: 13

**Bedrooms**: 3

**Bathrooms**: 2

**Rooms**: 4

**Property state**: Excellent

**Autonomous heating**: Autonomous

**Age of building**: 2028

**Roof**: Current

**Garden**: Private

**Kitchen**: kitchen area

**Box**: Single















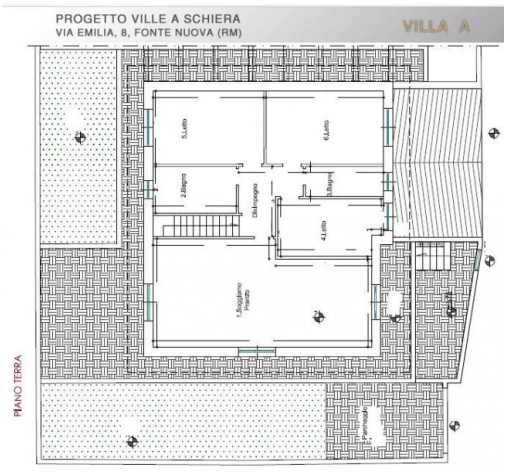


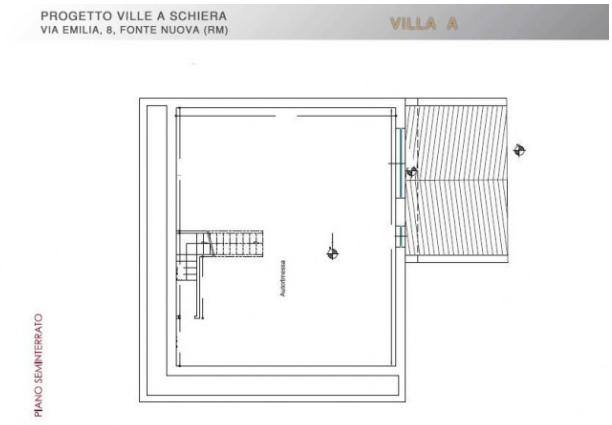

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