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

Apartment for sale in Roma in Appia Nuova area

Appia Nuova

€ 1.050.000

Ref. V81-5689



277 sq.m. | Rooms: 7 | Bathrooms: 2 | Floor: Two level

Rome (RM) - Appia Nuova

Via Appia Nuova – Detached 277 sq m property with courtyard and terrace (Excellent potential for residential use). In a private and strategic location on Via Appia Nuova, we offer for sale a versatile 277 sq m detached property, spread over two levels and featuring a private outdoor courtyard and a large terrace.
The property is currently divided into two separate office units, offering extremely functional, bright, and ready-to-use interiors. Currently partially leased, the lease expires on December 31, 2029.
Potential and Ideal Destinations for its configuration, size and independence, the property represents the perfect solution for:
Professional and Associated Offices: Large reception areas, meeting rooms, and separate operational offices. Healthcare Sector: Ideal for outpatient clinics, medical centers, dental practices, or analysis centers. Development Opportunities: Excellent opportunity for subdivision or rezoning to residential use, ideal for investors seeking a development and transformation project. Key Features:
Flexibility: Ease of internal subdivision and high potential for urban transformation. Area: 277 sq m of commercial space on 2 levels. Current status: Two separate office units. Outdoor spaces: Exclusive entrance courtyard and livable terrace. Setting: Private, independent, and free from the restrictions of traditional condominiums. A rare real estate offering in the area, combining top-notch professionalism with concrete and profitable opportunities for building transformation.

For information, contact Volpes Case, Via Brenta 2/a, Rome, Tel. 06 32111255, segreteria@volpescase.it. Volpes Case, directly and through its selected 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

Bedrooms: 6	**Bathrooms**: 2
Rooms: 7	**Property state**: Excellent
---> a_reddito <---: 1	**Floor**: Two level
Number of floors: 2	**Autonomous heating**: Autonomous
Without architectural barriers: Yes	**Age of building**: 1939
Current condition: Free to deed	**Condominium fees**: € 100
Balconies: Current, 40 sq.m.	**Roof**: Current, 50 sq.m.
Garden: Private, 100 sq.m.	**Kitchen**: Large kitchen

Features

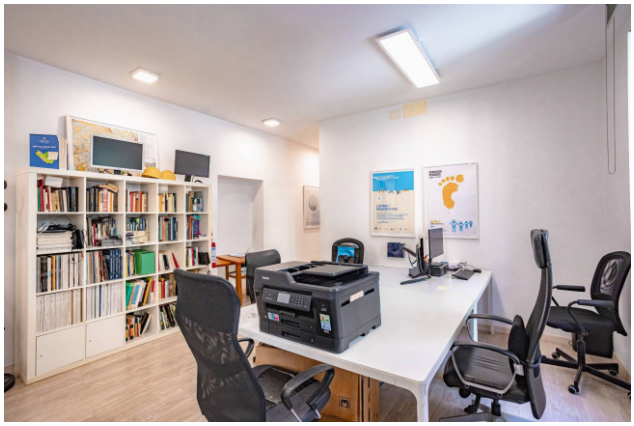
Investment

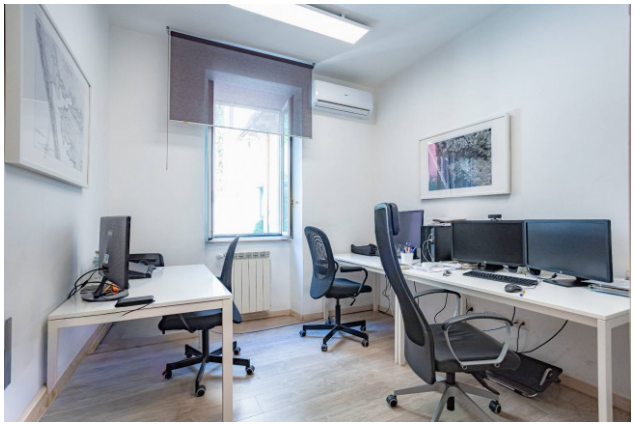
















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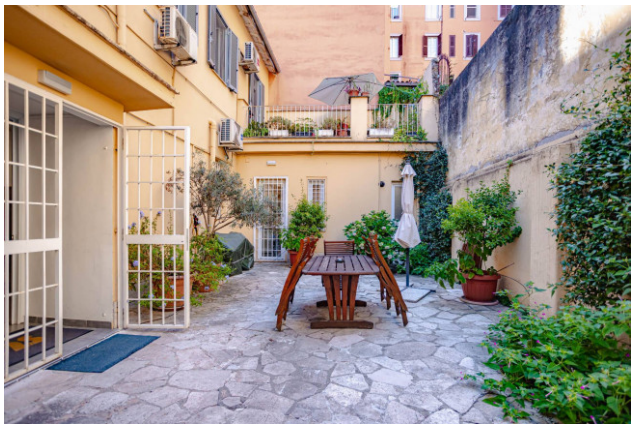






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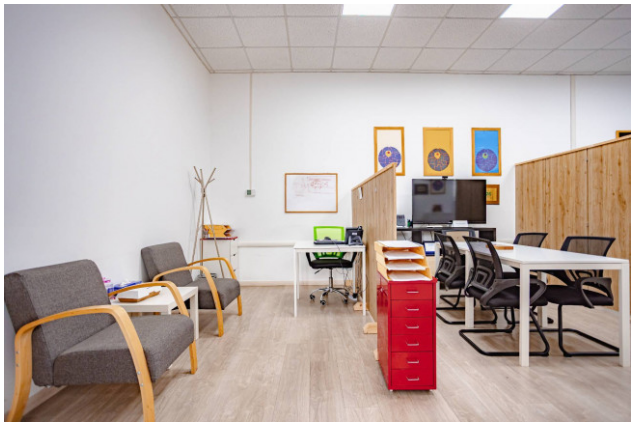




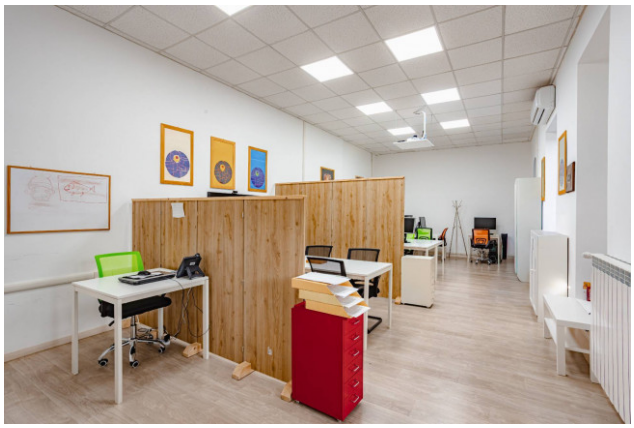


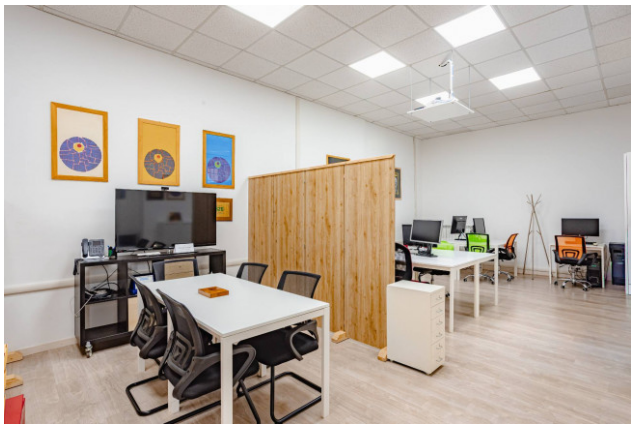


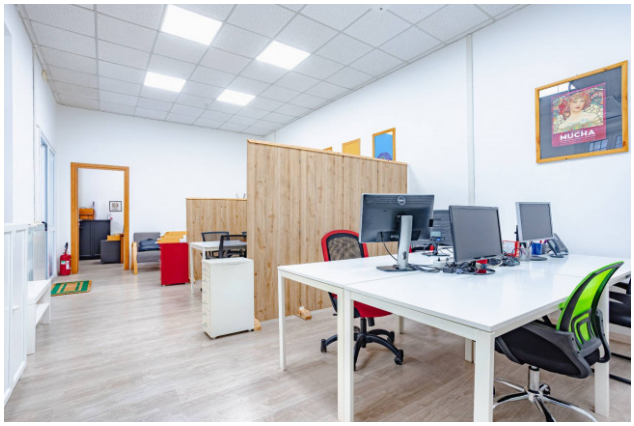


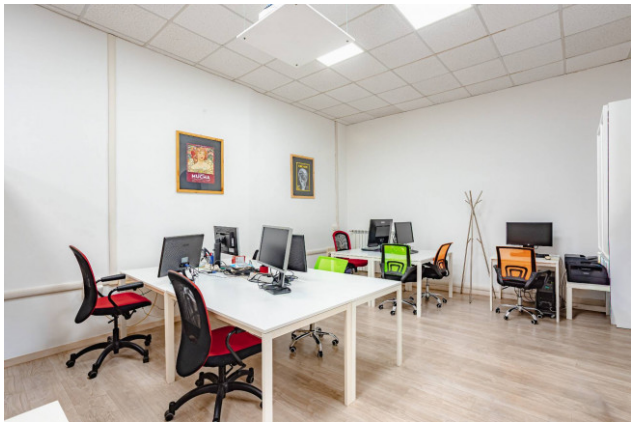


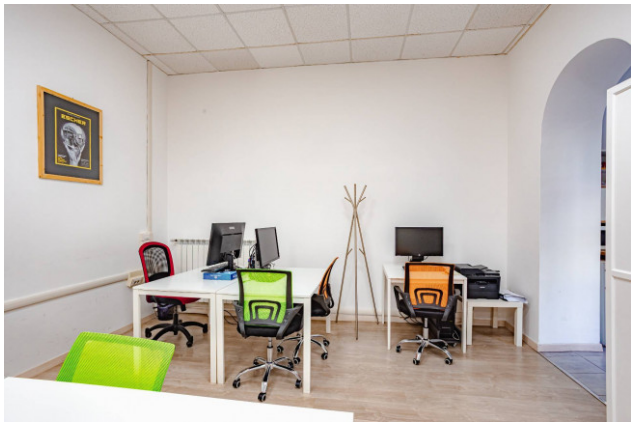
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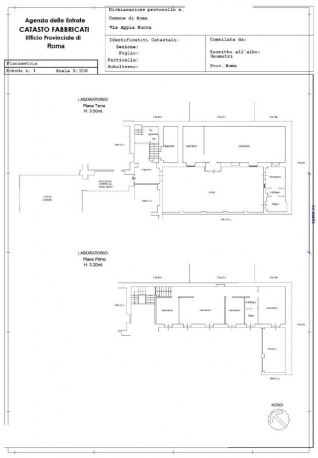








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Agenzia delle Entrate
CATASTO FABBRICATI
Ufficio Provinciale di
Roma
Dichiarazione protocollo n.
Comune di Roma
Via Appia Nuova
Identificativi Catastali:
Sezione:
Foglio:
Particella:
Subalterno:
Compilata da:
Iscritto all'albo:
Geometri
Prov. Roma
Planimetria
Scheda n. 1
Scala 1:200
LABORATORIO
Piano Terra
H 3.50ml
LABORATORIO
Piano Primo
H 3.20ml
NORD