

**Apartment**  
**€ 230.000**  
**Ref. AC99-2835**



**89 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

"House Nicole"

In Frosinone, located in the central Via Aldo Moro, in the "Palazzo Magnolia" residential complex, we offer for sale a newly built apartment, located on the first floor and accessible by lift. Its total surface area is approximately 90 square meters, including a single balcony-terrace measuring approximately 15 square meters.

The entrance to the apartment leads to a large and bright open space lounge, which extends into the adjacent kitchen area.

The living area features a bathroom complete with shower, strategically located to serve guests or be used during the time spent in this area of the apartment.

From the living room it is possible to access a hallway that leads to the bedrooms.

The master bedroom is spacious and offers ample space for a king-size bed and other furnishings.

The second bedroom can be used both as a guest room and as a study or hobby room.

Both bedrooms enjoy a view of the balcony-terrace, which gives an open and bright atmosphere to the whole apartment.

The sleeping area also includes a bathroom complete with shower, reserved for the privacy of the bedrooms.

The apartment offers various comforts, including a video intercom to guarantee security and access control, double glass windows with mosquito nets to offer effective protection against insects, roller shutters with electric opening for easy management of the windows.

The finishes of the apartment are elegant and of the highest quality, characterized by parquet floors which give a touch of warmth and refinement to the rooms.

From the point of view of thermal comfort, the apartment has an independent methane gas heating system, guaranteeing efficient air conditioning in all seasons of the year.

Finally, the property offers ample parking space, allowing you to always have a parking space available near the building. In summary, this apartment represents a unique opportunity for those looking for a modern, high quality home in a central and convenient location.

For information call 0776566289 or 3487607909. For English speakers: 00393348094290.

## Certification

**Energy Class:** B

## Property Informations

**Address:** Via Aldo Moro, 1

**Zip Code:** 3100

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** 1

**Total Floor:** 5

**Lift:** Yes

**Age Construction:** 2005

**Balconies:** Present

**Terrace:** Present, 15 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace: 60 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Predisposition for Alarm

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices











