

Townhouse for sale in Roccasecca

Price on Application

Ref. AC99-149-1791



200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

RESIDENCE DEL SOLE | Newly Built Villas with Garden, Garage, and High Energy Efficiency

There are houses you buy. And then there are houses you choose, because from the first moment they convey an inexplicable feeling: that of finally being in the right place.

This philosophy inspired Residence del Sole, a refined residential complex comprising just five newly built terraced villas, nestled in the tranquility of Via Domenico Torriero, one of Roccasecca's most popular areas, where greenery meets the conveniences of the city.

Here time seems to slow down.

The mountains form the backdrop, the sun accompanies every moment of the day and silence becomes part of your daily life.

Yet, everything you need is just a few minutes away: the city centre, schools, supermarkets, shops, the train station and the main road links, with the Via Casilina and the A1 motorway exit easily reachable for quick travel towards Cassino, Frosinone, Rome and Naples.

Residence del Sole is the ideal place for those who want to give their family a modern, elegant home built to the highest quality standards.

Each villa is completely independent, designed to offer privacy, functionality, and the pleasure of living every space without compromise.

Upon entering, you're greeted by a bright, open-plan living area with an open kitchen. This spacious and harmonious

space becomes the heart of the home, perfect for sharing dinner with friends, spending evenings with family, or simply relaxing after a day at work.

The living area opens directly onto the private garden, a unique space to enjoy in any season, ideal for children to play safely, hosting outdoor meals, or simply enjoying moments of tranquility surrounded by greenery.

Also on the ground floor are a bedroom and an elegant bathroom, while the upper floor houses the sleeping area with two bright bedrooms, a second bathroom, and splendid panoramic balconies, designed to let in natural light and offer pleasant views of the surrounding landscape.

Each home features a spacious basement level with a convenient private garage and a spacious relaxation area with bathroom. This versatile space can be transformed to suit your needs: a refined tavern, a private gym, a professional studio, a home cinema, or a space dedicated to spending quality time with family and friends.

But what makes Residence del Sole truly special is everything you don't see.

Every construction detail has been studied to offer a superior level of living comfort.

The modern technologies employed in construction ensure excellent thermal and acoustic insulation, allowing for quiet living, protected from outside temperatures, and highly energy efficient. The result is a home capable of providing daily well-being while simultaneously reducing energy consumption and respecting the environment.

The entire complex is designed according to the most advanced sustainability criteria, thanks to the installation of solar panels on the roofs, the production of domestic hot water via a solar thermal system, latest-generation plant systems, LED lighting and construction solutions designed to guarantee high energy performance and significant savings in the management of the property.

Comfort continues throughout every room thanks to independent heating with a high-efficiency boiler, advanced chronothermostat, high-efficiency aluminum radiators, and hot/cold air conditioning (supplied as standard), ensuring the ideal temperature year-round.

Safety has also been designed with the same attention given to aesthetics.

Each home will feature a security door, a burglar alarm system, a video intercom, and an electrical system built in accordance with CEI-UNI regulations using BTicino Living or equivalent materials. This includes TV points in the living room and all bedrooms, satellite TV, telephone sockets in every room, emergency lighting, and outdoor lighting on the balconies.

The finishes represent a further distinctive element of the project.

Designer bathroom fixtures and taps from top brands, high-quality, robust, and high-performance exterior fixtures, carefully selected materials, and contemporary finishes contribute to creating elegant, bright spaces that will retain their charm over time.

The Residence's architecture enhances every single detail: neutral-colored facades, iron and wood elements, large glass windows and balconies that interact with the surrounding landscape, creating a perfect balance between modern design, privacy, and harmony with nature.

The load-bearing structure will be built of reinforced concrete in full compliance with current anti-seismic regulations, with certified inspections carried out by qualified laboratories throughout all construction phases.

A concrete guarantee of solidity, safety and reliability destined to last over time.

Each villa also features convenient parking spaces, designed to easily accommodate the vehicles of residents and their guests, making daily life even more practical and functional.

One of the great privileges offered by Residence del Sole is the possibility of completely customizing the interiors.

Flooring, wall coverings, bathroom fixtures, interior doors, and finishes can be chosen directly by the buyer, transforming each home into a unique home, built around their tastes, needs, and lifestyle.

Residence del Sole is not simply a new residential complex.

It's a project designed for those who want to live in a home that excites every day, where design meets comfort, technology improves quality of life, nature becomes an integral part of the home, and every detail has been designed to offer well-being, safety, and lasting value.

Because your dream home shouldn't just be beautiful to look at.

It must be a place where you will have the pleasure of returning every day.

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

Features

Code: AC99-149-1791

Reason: Sale

Categoria: Townhouse

Address: Via Domenico Torriero, 61

Zip Code: 3038

Municipality: Roccasecca

Total Square Meters: 200 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 10

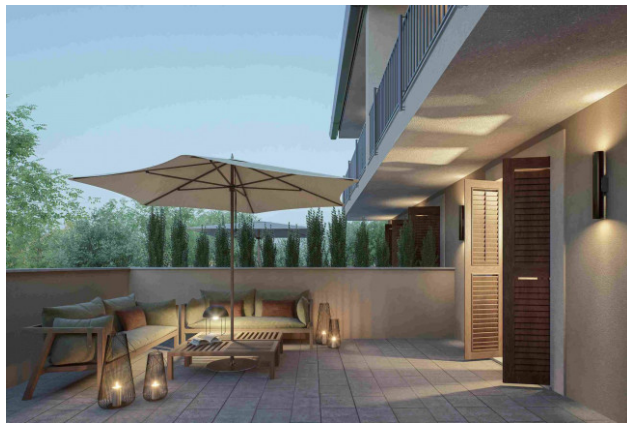
State of Preservation: Excellent

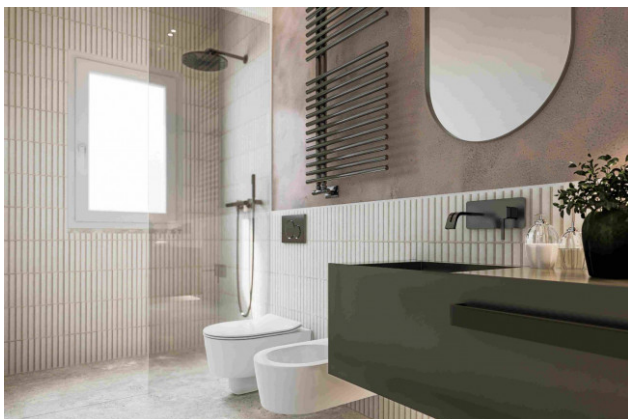
Level: Buildings

Total Floor: 3	Heating: Heating
Parking: Carport	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Aluminum Frames
Predisposition for Alarm	

Nearby

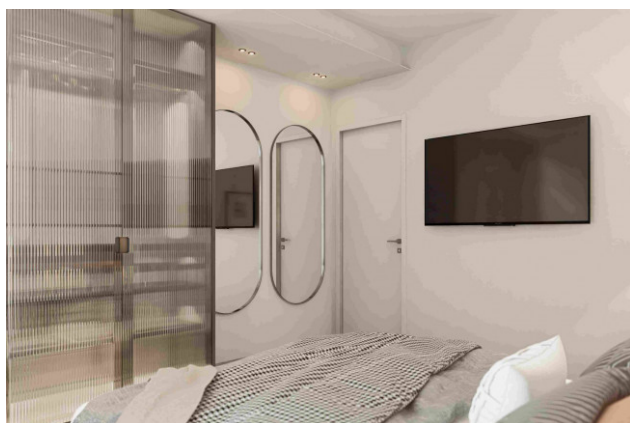
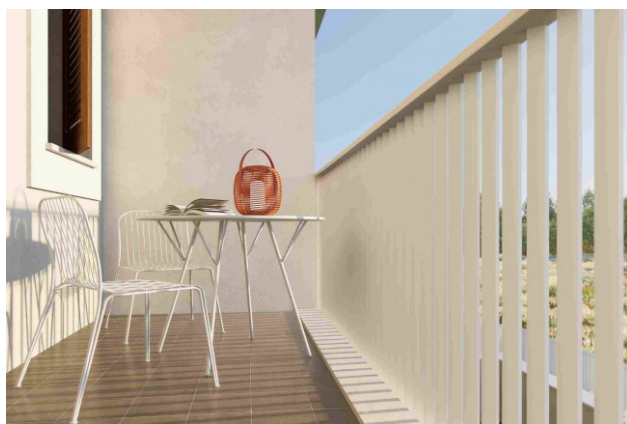
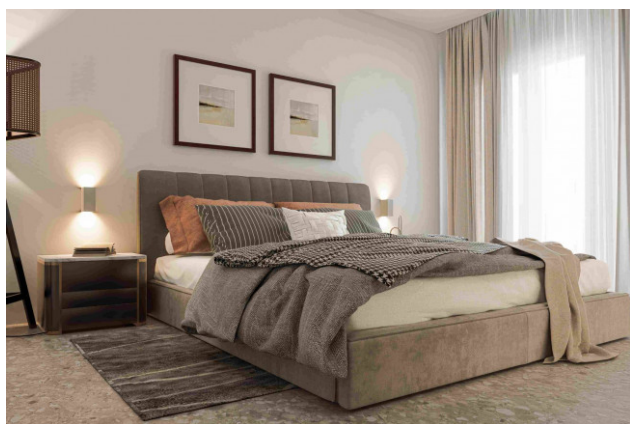
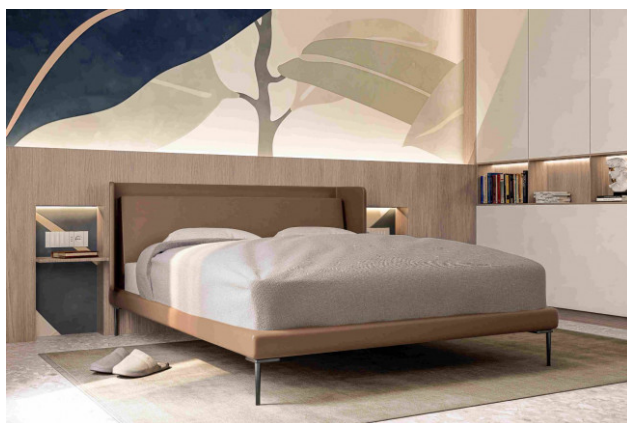
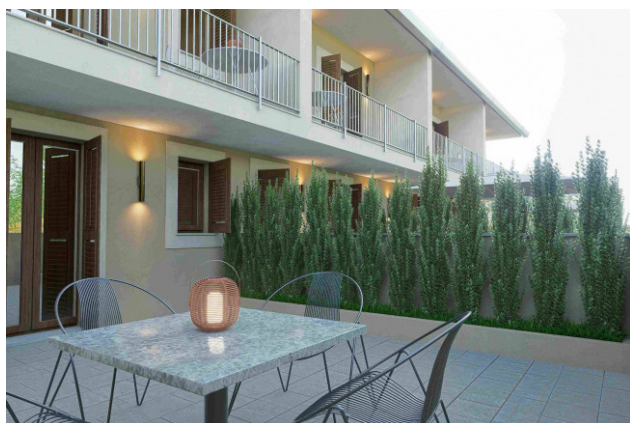
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

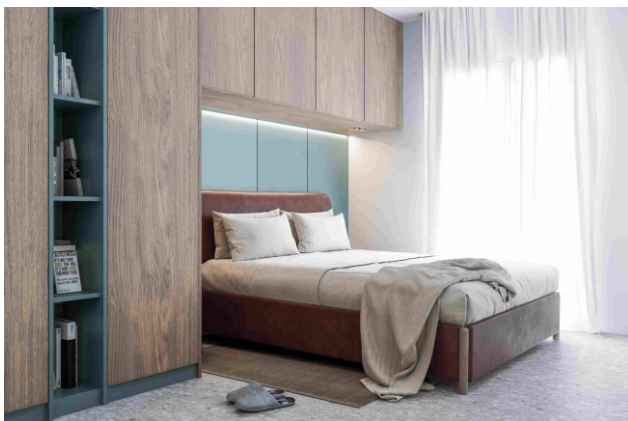
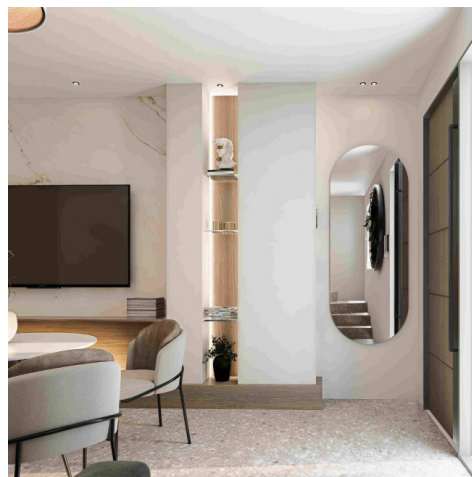




Alfano Real Estate S.r.l.

Roccasecca-Fr-via Casilina nord,29 - Roccasecca (FR) - 0776566289--077623036
 info@alfanorealestate.com - <https://www.alfanorealestate.com/en>
 VAT 02679640603





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