

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
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Property Code: 0160

Area: HT24-CASSIA - GIUSTINIANA

Near: Near Marymount\cassia

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 4

Sqm: 250

Outdoor Sqm: 250

Outdoor Space: Large Panoramic Terraces

furnished: Fully Or Empty

Type of decor: Modern

State of decor: Excellent

Total rooms: 9

Living room: Triple Living Room

Dining room: Separate For 10

Double bedrooms: 5

Single bedrooms: 0

Bathrooms: 3

Bathroom type: 2-tub, 1-shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Good, Spacious

Cooking facilities: Gas Cookers+oven

Heating: Central Heating

Floor type: Parquet & Other

Luminosity: Very Bright

Noise level: Silent

Parking: 1 Car Garage

Public transport: Buses

Building condition: Good

Year built: 1950+

Neighborhood: Residential

Condo expenses: 450

Other expenses: Heating Fix Rate

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Balcony
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Elevator
- ✓ High ceilings
- ✓ Public transport
- ✓ TV
- ✓ Two entry doors

- ✓ Alarm
- ✓ Built in closets
- ✓ Close to park
- ✓ Doorman
- ✓ Fireplace
- ✓ Pets allowed
- ✓ Satellite
- ✓ Terrace
- ✓ View

- ✓ Attic/Top floor
- ✓ Cantina Cellar
- ✓ Dining room
- ✓ Double windows
- ✓ High Floor 2+
- ✓ Previously rented
- ✓ Shower
- ✓ Tub
- ✓ Washing machine

Detailed Description:

*****Solo Ambasciata, stranieri e grande società*****

Apartment

This is one of Rome's nicest residential neighborhoods, very close to the Marymount International School and not far from the AOSR as well. There are several shops, including supermarkets and local stores, gyms, etc. nearby. The area is surrounded by green there are also a number of Parks close by. This particular unit is located in a modern electric gated complex with two buildings and full-time doorman. The flat is a top floor, 4th, with approximately 250smq. of floor space and an additional 250smq. of terraces surrounding the apartment.

Entrance: Large entrance foyer leading into hugh 60sqm. living room with plenty of windows, fireplace, air conditioning, high ceilings and ample natrual light, silent and doors opening directlty onto terrace.

Dining: Adjacent dining room, (open plan), with space for 10-14 people, exit onto the terrace. Recessed and track lighting in all areas of the entrance, living & dining.

Very large terrace, partially covered to facilitate outdoor dining, views of sourrounding greenery and filled with plants. Large enough for entertaining and a perfect space for children and domestic animals.

Kitchen: Good size kitchen with little breakfast room located adjacent to the dining room, fully equipped, washer, dishwasher, large fridge, good condition. Exit out onto a little service balcony.

Bedroom areas: 5 Bedrooms total, master suite with bath and closets, 3 other double bedrooms plus 1 single bedroom. All bedrooms but one have an exit out onto their own private terraces.

The apartment comes with a large private garage and this is also additonal parking availabe in the private street below. Located in a small, secure complex with a full time doorman the the begining of the Cassia near the Fratebenfratelli Hospital, this is a spacious, well located flat for a foreign family looking to be near the international schools and not far from the center of Rome.

Photos / Images:









