

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 0226

Area: HT04-TRASTEVERE

Near: Piazza Trilussa

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 5

Sqm: 140

Outdoor Sqm: 45

Outdoor Space: 3 Panoramic Terraces

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Excellent, New

Total rooms: 5

Living room: 2-25mq. Loft/fireplace

Dining room: In Living Area

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 2

Bathroom type: 2-tub, 1 Newly Restored

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Excellent, Modern

Cooking facilities: Electric Cookers+oven

Heating: Independent Gas

Floor type: Parquet

Luminosity: Very Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses

Building condition: Excellent

Year built: 1700

Neighborhood: Central

Condo expenses: 200

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
 - ✓ Built in closets
 - ✓ Close to park
 - ✓ Doorman
 - ✓ Fireplace
 - ✓ Internal stairwell
 - ✓ Pets allowed
 - ✓ Satellite
 - ✓ Tub
 - ✓ Wooden Ceils
 - ✓ Attic/Top floor
 - ✓ Cantina Cellar
 - ✓ Dining room
 - ✓ Double windows
 - ✓ High Floor 2+
 - ✓ Loft Bedroom
 - ✓ Previously rented
 - ✓ Shower
 - ✓ View
 - ✓ Balcony
 - ✓ Children allowed
 - ✓ Dishwasher
 - ✓ Elevator
 - ✓ High ceilings
 - ✓ Low ceiling
 - ✓ Public transport
 - ✓ Terrace
 - ✓ Washing machine
-

Detailed Description:

Area

The Trastevere region is one of Rome's oldest and most characteristic neighborhoods, home to the Beautiful piazza of S. Maria in Trastevere and bordered on the north by the botanical gardens and Monteverde. It is excellently served by transport, such as the no. 8 tram with connections directly to the center and to the airport via the Trastevere station and not far from the Ostiense station. Also, walking distance via foot bridge to Piazza Navona & Campo de' Fiori. The area is also full of restaurants, cafes as well as neighborhood shops, including one of the Center's biggest supermarkets and a nice open market in Piazza S. Cosimato. Also near one of Rome's nicest parks, Villa Pamphili and near the riverside.

Apartment

This flat is located in a very nice 18th century building with an elevator and doorman. Conveniently located along the riverside just across from Via Giulia. This is a top floor flat with elevator approx. 140sqm. divided as follows:

1st floor: Entrance, attractive terrace overlooking a lovely 17th century fountain in Piazza Trilussa. Large dining-living area. Kitchen: Fully quipped, spacious, modern kitchen. Directly off kitchen is a second panoramic EAST facing terrace with views of rooftops and trastevere. Bedroom: Bedroom with custom built in closets and little study area overlooking terrace.

Bath: New bathroom with oversized shower.

2nd Level: Dramatic living room Loft area over dining room below with fireplace and an entire wall of windows with breathtaking views of Trastevere and the Gianicolo.

Master Suite: Spacious master bedroom with lots of closets and on-suite bath with tub. Lovely panoramic terrace with views of river off master bedroom.

This top floor makes up the entire top floor of the building and there are no other flats boarding the apartment. It has exposure on all four sides and the terraces face EAST, WEST and SOUTH.

The flat has been completely renovated in a modern style with large plank parquet floors, exposed wooden beamed ceilings, new double windows, air conditioning, new kitchen and baths. Walking distance to any part of the historical center, this bright and silent penthouse is excellently positioned to enjoy everything central Rome has to offer.

ATTICO - TRASTEVERE: 140mq, due camere da letto, soggiorno, 2 bagni, cucina, tre terrazzi panoramici, caminetto, parquet, ascensore, elegante palazzo con portiere, Rif 226

Area

Il quartiere di Trastevere é uno dei più vecchi e caratteristici quartieri di Roma dove si trova la bellissima Piazza S. Maria in Trastevere, con a nord l'Orto Botanico e Monteverde. Molto ben servito dai mezzi di trasporto, tra cui il tram no, 8 che collega direttamente il centro con l'aeroporto via Stazione di Trastevere, non lontano anche dalla Stazione Ostiense. A pochi passi il ponte Sisto, solamente pedonale, porta direttamente a Piazza Navona e Campo de' Fiori. La zona è piena di ristoranti, caffè e di negozi di quartiere, compreso uno dei più grandi supermercati del centro ed il mercato rionale di Piazza San Cosimato. Vicino anche ad uno dei parchi più belli di Roma, Villa Pamphili ed al Lungotevere.

Photos / Images:





