

# CROFT

## REAL ESTATE

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**Property Code:** 0252

**Area:** HT02-NAVONA-PANTHEON-CAMPO DE FIORI

**Near:** Pantheon

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 5

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**Sqm:** 150

**Outdoor Sqm:** 50

**Outdoor Space:** 2 Panoramic Terraces

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 4

**Living room:** Bright, Parquet

**Dining room:** Living Area And Terrace

**Double bedrooms:** 3

**Single bedrooms:** 0

**Bathrooms:** 3

**Bathroom type:** 2-tub, 1-shower,

**Fridge/Freezer:** Ff-full Size

**Kitchen type:** Large

**State of Kitchen:** Excellent, Fully Equipped

**Cooking facilities:**

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses, Tram 8

**Building condition:** Excellent

**Year built:** 1600

**Neighborhood:** Central

**Condo expenses:** 350

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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## Amenities:

- |                      |                     |                    |
|----------------------|---------------------|--------------------|
| ✓ Air conditioning   | ✓ Alarm             | ✓ Attic/Top floor  |
| ✓ Balcony            | ✓ Built in closets  | ✓ Children allowed |
| ✓ Close to park      | ✓ Dishwasher        | ✓ Doorman          |
| ✓ Double windows     | ✓ Elevator          | ✓ High Floor 2+    |
| ✓ Internal stairwell | ✓ Previously rented | ✓ Public transport |
| ✓ Satellite          | ✓ Shower            | ✓ Stereo           |
| ✓ TV                 | ✓ Tennis            | ✓ Terrace          |
| ✓ Tub                | ✓ View              | ✓ Washing machine  |
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## Detailed Description:

### Area

This is one of the most requested areas of Rome, just a few steps from the Pantheon and walking distance to all of Rome's monuments, including Piazza di Spagna, the Trevi Fountain, Piazza Navona and encircled by shops, cafes and restaurants. Also, well served by public transports via the center's major transport hub in Largo Argentina, with tram service to Trastevere and continuing on to the main train station.

### Apartment

The building is a historic landmark, and is built around original Roman walls which are visible in the courtyard. There is a full time doorman for added security and convenience. This duplex penthouse is approx. 150sqm. and is divided as follows:

1st Level: Entrance, on this level are 2 bedrooms and 2 baths. Master Bedroom: Lovely master bedroom facing silent inner courtyard, lots of natural light, antique wood ceilings and parquet floors. Large built in closets. -En suite bath: an additional wall of closets leads to the master bathroom. Fully renovated in white marble, antique ceilings, large window, tub and shower. -2nd Bedroom: Guest bedroom with two single beds, built in closets, parquet floors and air conditioning.

2nd Level: Reached by a comfortable flight of stairs, the second level has a living-dining, room, kitchen, 3rd bedroom and bath and terrace and is divided as follows: -Living: Lovely living/dining room with three large windows and sliding glass door opening onto private terrace. Lots of light, quiet and simply decorated with modern furnishings. -3rd bedroom with double bed, air conditioning and double doors opening onto terrace. This room also has a wall of built in closets and en suite bath. 3rd Bath: bath with tub and shower entirely decorated in red marble. -Kitchen: Small, separate kitchen, fully equipped with dishwasher, washing machine, full size fridge and oven. - Terrace: A beautiful terrace with covered pergola and table for outdoor dining. Enjoy views of Rome and Church Steples while dining or sipping a glass of wine from this lovely space. 2nd Panoramic Terrace: Steps lead up to another large panoramic terrace with beautiful views of rooftops and Rome, perfect for outdoor sun-bathing or just observing the Roman skyline.

This is an exceptional attic flat, well restored and furnished, in one of the Historic Center's best and most desirable areas.

**ATTICO-PANTHEON:** Attico arredato. 3 camere da letto, 3 bagni, soggiorno, 3 grandi terrazzi panoramici, portiere, ascensore. Silenzioso e luminoso. Rif. 252

### Zona

Questa è una delle zone più ambite di Roma, vicina a Piazza di Spagna e Piazza Barberini, a pochi passi dai monumenti più importanti, negozi, caffè, ristoranti. Una parte del centro storico ben servita da mezzi di trasporto, a pochi passi dalla metro A e non lontano da Piazza della Repubblica e dalla Stazione Termini. Vicina a Villa Borghese e al Roman Sport Center, uno dei più importanti circoli sportivi con piscina coperta.

### Appartamento

Il palazzo è di origini antiche ed è costruito attorno alle mura Romane originali che sono visibili nel cortile. Il palazzo ha servizio di portierato full time per garantire maggiore sicurezza e praticità.

Attico e super attico di circa 160mq, suddiviso come segue:

Primo piano: Entrata, su questo livello ci sono 2 camere da letto e due bagni, tutti molto silenziosi e soleggiati, i bagni sono in marmo e ristrutturati di recente, armadi capienti, pavimenti in parquet, aria condizionata.

Secondo piano: Graziosa sala da pranzo con soggiorno con ampie finestre, molta luce, silenziosa con uscita direttamente sul terrazzo panoramico. La terza camera da letto con bagno annesso con vasca in marmo ed uscita direttamente sul terrazzo con una splendida vista sui tetti di Roma. Si tratta di un fantastico attico e super attico, molto ben rifinito che gode di un'ottima posizione centrale.

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Photos / Images:









