

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 0339

Area: HT11-Aventino

Near: Aventino

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 4

Sqm:

Outdoor Sqm: 80

Outdoor Space: Large Terrace & Balcony

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Very Good

Total rooms: 5

Living room: Spacious Living Room

Dining room: Seperate

Double bedrooms: 3

Single bedrooms: 0

Bathrooms: 3

Bathroom type:

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Good Condition

Cooking facilities: Electric Cookers+oven

Heating: Independent Gas

Floor type: Parquet & Other

Luminosity: Bright

Noise level: Silent

Parking: 1 Car Park

Public transport: Buses, Metro B

Building condition: Excellent

Year built: 1930-1940

Neighborhood: Residential

Condo expenses: 145

Other expenses: Heating, Utilities

Term: Lt-1yr+

Utilities active:

Amenities:

- | | | |
|----------------------|---------------------|----------------------|
| ✓ Air conditioning | ✓ Alarm | ✓ Balcony |
| ✓ Built in closets | ✓ Cantina Cellar | ✓ Children allowed |
| ✓ Close to mountains | ✓ Close to park | ✓ Dining room |
| ✓ Dishwasher | ✓ Double windows | ✓ Elevator |
| ✓ High Floor 2+ | ✓ High ceilings | ✓ Internal stairwell |
| ✓ Pets allowed | ✓ Previously rented | ✓ Public transport |
| ✓ Satellite | ✓ Shower | ✓ TV |
| ✓ Tennis | ✓ Terrace | ✓ Tub |
| ✓ View | ✓ Washing machine | |
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Detailed Description:

Attico-Aventino: Spacious penthouse. Entrance, living room with dining, 3 bedrooms, study, air conditioning, parquet, parking, 2. panoramic terraces . Ref 339

Free From December 2025

Area

This is one of the most appreciate residential areas of Rome, located between the Giardino degli Aranci and the Circo Massimo, very close to Testaccio, Trastevere and Piazza Venezia. Aventino is an area full of green and parks. With many shops, cafes, restaurants and supermarkets, and close to the famous market of Testaccio. Well served by the public transports, included the Metro B and the Ostiense station.

Apartment

This Penthouse is approx. situated on the 4th floor and located in the quiet, charming Aventino quarter. The apartment is located in a private building with parking, elevator and is excellently kept, walking distance to Park, Testaccio, all transport including Metro B and buses and divided as follows:

Large entrance foyer leading into living room. -Living room: Living room with lots of windows overlooking greenery and exit directly onto private panoramic terrace. Air conditioning, parquet floors and new double windows.

- Dining: separate dining off brand new kitchen
- Bedrooms: 3 Bedrooms, all good size, quiet and bright. Parquet floors and marble. Air conditioning throughout the home.
- Bathrooms: 3 bathrooms

ATTICO - AVENTINO:Ingresso, salone, 3 camere, 3 bagni e 2 terrazze panoramiche . Parquet, aria condizionata, parcheggio, silenzioso ed assolato. Rif 339

Zona

Questa é una delle più apprezzate zone residenziali di Roma, situata tra il Giardino degli Aranci ed il Circo Massimo e a pochi passi da Testaccio, Trastevere e Piazza Venezia. L'Aventino é una zona alberata che offre un'isola di pace nel cuore di Roma. Ben collocata, con tanti negozi lungo il Viale Aventino e vicina al famoso mercato rionale di Testaccio. Raggiungibili a piedi tanti mezzi di trasporto, compresa la Metro B e la Stazione Ostiense che collega la città con l'aeroporto e con il mare.

Appartamento

Attico di circa 155mq, situato nel quartiere Aventino. Parcheggio privato, ascensore, palazzo molto ben tenuto e ristrutturato, raggiungibili a piedi il parco e Testaccio, ben servito con i mezzi pubblici e con la metro B. Ampio ingresso, pavimenti in parquet, soggiorno con finestre con vista sul verde. Uscita sul terrazzo panoramico decorato con molte piante e con arredamenti da esterno. Sala da pranzo separata situata dopo la cucina.

- Camere da letto: 3 camere da letto

- Bagni: 3 bagni

Tranquilla, luminosa, caminetto nello studio e nel soggiorno principale, librerie a muro, molta luce naturale.

Photos / Images:





