

CROFT

REAL ESTATE

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Property Code: 0674

Area: HT01-CENTRO-Popolo-Spagna-Trevi

Near: Piazza Di Spagna

Region: Lazio

Province: Roma

Property Type: Attic

Floor: Attic

Sqm: 210

Outdoor Sqm: 90

Outdoor Space: Panoramic Terrace

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Good, Modern

Total rooms: 6

Living room: Spacious, Bright, Fireplace

Dining room: In Living Area

Double bedrooms: 3

Single bedrooms: 1

Bathrooms: 3

Bathroom type: 1-tub, 1 Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Good, Spacious

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Parquet & Other

Luminosity: Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses, Metro A

Building condition: Excellent

Year built: 1910-1920

Neighborhood: Central

Condo expenses: €400

Other expenses:

Term: Sold-archived

Utilities active:

Amenities:

✓ Air conditioning

✓ Attic/Top floor

✓ Balcony

✓ Built in closets

✓ Children allowed

✓ Close to lake

✓ Close to park

✓ Dishwasher

✓ Doorman

✓ Elevator

✓ Fireplace

✓ High Floor 2+

✓ Internal stairwell

✓ Previously rented

✓ Public transport

✓ Safe Box

✓ Satellite

✓ Shower

✓ Terrace

✓ Tub

✓ View

✓ Washing machine

Detailed Description:

Short term rentals up to 18 months. Contratti massimo fino a 18 mesi

APARTMENT

This apartment is located in an 18th Century elegant building with an elevator and doorman. Excellently renovated and maintained, the building is situated just a few steps from the World Famous Piazza di Spagna and Piazza Mignanelli. This marvelous duplex Penthouse flat with a large private panoramic Terrace is located on the last floor of the building, (elevator to top floor then up 8 steps), is a spacious 4 bedroom, 4 bath, in addition to living room, kitchen with breakfast area and has circa 180mq (2000sq. feet) of living space, in addition to the 1000sq. foot terrace.

FIRST LEVEL

Entrance Foyer leading into dining and reception area with marble floors and air conditioning. Living Room: Large double room with five oversized windows allowing in lots of natural light and views of the terrace. Parquet floors, air conditioning, Fireplace, T.V. Dining: Hand maid wooden dining table with accompanying chairs for 8 people. Kitchen: Spacious kitchen with breakfast area for 4, lots of built in cabinets and counter tops. Fully equipped with dishwasher, microwave, stove, oven, full size fridge. Fully air conditioned and stocked with dishes and cookware. Laundry Area: Adjacent to kitchen is a little service room with washing machine, iron and ironing board.

Master Bedroom: Spacious, bright room with views on the terrace. Large, oversized windows allowing in lots of natural light, air conditioning, closets, double bed, (2.0m x 1.60m), dresser and side tables. 2nd Bedroom: Second bedroom with double bed, (2.00x1.60m), wall of built in custom closets, dresser, side table and air conditioning. Quiet, bright room. 3rd Bedroom: Bright, south facing bedroom with two twin beds, built in closets, dresser and on suite bath. Quiet room, tastefully decorated in soft tones and air conditioned.

Bathroom with tub and shower, w/c and bidet. Marble and tiled bath in very good condition. 2nd- 3rd Bathrooms: Located in common hallway, second bathroom has a shower, w/c and bidet and is in excellent condition. 3rd Bathroom on this level is located adjacent to kitchen and living room and was completely renovated in 2015 and has a shower.

TERRACE

The pièce de résistance of this lovely Penthouse is its magnificent private outdoor terrace. Covering circa 100sq. mq. (1100 sq. feet), the outdoor area has direct access from the living and dining room, offering one the possibility of organizing breakfast, lunch or dinner or just enjoying a glass of wine in this peaceful setting.

SECOND LEVEL

Up one flight of stairs, one arrives in the quaint converted attic apartment. 4th bedroom & Bath: This quiet room has parquet floors, air conditioning and a window-door opening out onto a little private terrace. Furnished with two single beds, dresser and on suite bath that is equipped with w/c and bidet, (no shower).

Attico-Spagna: Ampio 4 camere, 3 bagni, ampio soggiorno-pranzo, cucina, bellissima terrazza panoramica. Luminoso, silenzioso, ascensore, portiere. Rif 674

Appartamento

Situato in un elegante palazzo ristrutturato, con portiere ed ascensore, a pochi passi da Piazza di Spagna, dalla metro, ristoranti e dai più eleganti negozi di Roma. Piano attico, misura circa 165mq. più 80mq di terrazzo ed é così suddiviso: Ascensore fino al quarto piano, una rampa porta ad un cancello privato che si apre su alcuni gradini fino alla porta di ingresso. Ingresso, soggiorno con caminetto, luminosissimo con pavimento in marmo e doppia uscita su un bel terrazzo di 80mq. dove si può mangiare e ricevere all'aperto. Cucina: Ampia cucina abitabile con tavolo per quattro, completa di tutto, luminosa e silenziosa. Non nuova ma molto ben tenuta. A fianco alla cucina un grande spazio dispensa. Letti: 3 camere da letto, abbastanza grandi, due delle quali con armadi a muro. Bagni: 2 bagni , uno con vasca all'interno della camera matrimoniale ed un secondo con doccia. Un terzo bagno di servizio vicino alla cucina. Secondo livello: Una scala che parte dal soggiorno porta ad una piccola mansarda/studio che può essere usata anche come stanza ospiti, con un piccolo bagno (solo w/c) all'interno.

Zona

Questa é 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.

Photos / Images:









