

# 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: 0690**

**Area: HT17-PINCIANO-ALBANI-PZ. FIUME**

**Near:** Piazza Fiume

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

---

**Sqm:** 75

**Outdoor Sqm:** 5

**Outdoor Space:** Balcony

**furnished:** Yes (fully)

**Type of decor:** Antique

**State of decor:** Excellent

**Total rooms:** 2

**Living room:** Spacious, Bright

**Dining room:** Kitchen And Living Room

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** 1-tub, Newly Restored

**Fridge/Freezer:** 1/2 Size Fridge

**Kitchen type:** Large

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

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Terracotto

**Luminosity:** Bright

**Noise level:** Slight Noise

**Parking:** None - Street

**Public transport:** Buses, Metro B

**Building condition:** Good

**Year built:** 1900

**Neighborhood:** Central

**Condo expenses:** 120

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

---

### Amenities:

✓ Air conditioning

✓ Balcony

✓ Doorman

✓ Elevator

✓ High Floor 2+

✓ Previously rented

✓ Public transport

✓ Shower

✓ Tub

✓ Washing machine

---

## Detailed Description:

**Free from January 15th, no short stay rentals**

**Disponibile dal 15 gennaio, no affitti brevi**

### Apartment

This apartment is located in a very nice mixed residential\commercial enclave between Pinciana( Villa Borghese) and the center(Via Veneto), in an excellently served neighborhood full of shops, cafes, restaurants, near the Villa Borghese park and with good transport via bus or metro B-Castro Pretorio 15 minutes by foot. The area is filled with Shops, cafes, supermarkets, and one of central Rome's largest gyms with indoor pool. The flat is located in an old converted industrial building once Part of the Peroni beer factory. The building is well maintained, has a full time doorman and Elevator.

**Centro-Piazza Fiume: Bilocale arredato, restaurato, soggiorno, bagno e cucina nuovi, vicino parco, centro, negozi, trasporti. Edificio tranquillo con portiere. Rif.#690**

### Appartamento

Questo appartamento si trova in una bellissima enclave mista residenziale/commerciale tra Pinciana (Villa Borghese) e il centro (Via Veneto), in un quartiere ottimamente servito, pieno di negozi, bar, ristoranti, vicino al parco di Villa Borghese e con buoni trasporti tramite autobus o metro B-Castro Pretorio 15 minuti a piedi. La zona è piena di negozi, bar, supermercati e una delle palestre più grandi del centro di Roma con piscina coperta. L'appartamento è situato in un vecchio edificio industriale riconvertito, un tempo parte della fabbrica di birra Peroni. L'edificio è ben tenuto, dispone di portiere a tempo pieno e ascensore.

---

Photos / Images:







