CROFT
REAL ESTATE
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Property Code: 0815 **Area: HT02-NAVONA-PANTHEON-CAMPO DE FIORI**

Near: Piazza Navona
Region: Lazio
Province: Roma
Property Type: Apartment
Floor: 2

Sqm: 600
Outdoor Sqm: 110
Outdoor Space: Large Private Terrace, Perfect For Dining, Entertaining.
furnished: Semi (kitchen & Bath)
Type of decor: Antique
State of decor: Excellent
Total rooms: 9
Living room: 3 Living Rooms

Dining room: Seperate Formal Dining
Double bedrooms: 4
Single bedrooms: 2
Bathrooms: 7
Bathroom type: 3-tub, 4 Shower
Fridge/Freezer: Ff-full Size
Kitchen type: Large
State of Kitchen: Restored

Cooking facilities: Gas Cookers+oven
Heating: Central Heating
Floor type: Terracotto
Luminosity: Bright
Noise level: Silent
Parking: None - Street
Public transport:
Building condition: Excellent

Year built: 1500
Neighboorhood: Central
Condo expenses: 2000
Other expenses: Heating Incl In Condo
Term: Lt-1yr+
Utilities active:

Amenities:

- ✓ **Air conditioning**
- ✓ **Alarm**
- ✓ **Balcony**
- ✓ **Built in closets**
- ✓ **Children allowed**
- ✓ **Cloths dryer**
- ✓ **Dining room**
- ✓ **Dishwasher**
- ✓ **Doorman**
- ✓ **Double windows**
- ✓ **Elevator**
- ✓ **Fireplace**
- ✓ **High Floor 2+**
- ✓ **High ceilings**
- ✓ **Internal stairwell**
- ✓ **Pets allowed**
- ✓ **Previously rented**
- ✓ **Safe Box**
- ✓ **Satellite**
- ✓ **Shower**
- ✓ **Terrace**
- ✓ **Tub**
- ✓ **Two entry doors**
- ✓ **View**
- ✓ **Washing machine**
- ✓ **Wooden Ceils**

Detailed Description:

Exquisite Noble Residence in a 15th-Century Roman Palazzo. Nestled on a charming, quiet back street just steps from the iconic Piazza Navona, this magnificent apartment is set within a 15th-century historic Roman Palazzo. The property boasts a fully gated entrance and offers the utmost in security with 24-hour surveillance and a full-time doorman. The interior courtyard is a serene oasis of tranquility in the bustling heart of Rome, where the silence is gracefully broken only by the gentle sounds of a beautiful central fountain. This exclusive courtyard is thoughtfully reserved for tenant access, facilitating convenient unloading and private parking.

This exceptional apartment occupies the principal wing of what was once the grand residence of a distinguished Roman noble family. Spanning approximately 600 sq. meters, it also features a generous 100 sq. meter private terrace, thoughtfully designed for sophisticated outdoor living.

First Level: Entrances: The apartment is accessed via the majestic main stairwell, offering two distinct entrances: one for formal occasions and occupants, and a separate service entrance for ultimate convenience. Formal Foyer: Step into a truly grand formal entrance foyer, boasting 5-meter high original wooden coffered ceilings that immediately convey a sense of historic grandeur. This expansive space is large enough to accommodate seating for up to 10 guests and includes a convenient coat closet and a discreet guest WC.
Kitchen: The fully equipped, meticulously renovated kitchen is strategically located adjacent to the first living room, featuring two entrances and exits to facilitate seamless service for entertaining. It offers ample space for culinary endeavors, blending modern functionality with historic charm.

Living Rooms: A series of three magnificent "salone" comprise the primary living and dining areas, totaling over 180 sq. meters of refined space. The first living room is adorned with delicate 18th-century frescoes and features authentic antique wooden ceilings, creating an ambiance of timeless elegance. The third living room is a true masterpiece, with its walls and ceilings entirely covered in breathtaking, original 16th- to 17th-century monumental frescoes and paintings. These artistic treasures, combined with the rich terracotta floors, infuse the room with a sense of grandeur akin to a royal palace, perfectly befitting a noble residence of times gone by. This expansive salon is designed to host large gatherings, comfortably accommodating up to 100 guests for entertaining.

Terrace: The substantial private terrace is a superb extension of the living space, offering an idyllic setting for outdoor entertaining, formal dining, or simply relaxing in the Roman sun. Its generous size makes it ideal for hosting formal parties, all while enjoying enchanting views overlooking the tranquil interior courtyard and the captivating fountain below.

Bedrooms (First Level): This floor features a total of four bedrooms plus a dedicated study. Two of these bedrooms boast luxurious en-suite bathrooms, while two additional guest bathrooms are conveniently located on this level to serve the remaining bedrooms and common areas.

Second Level: The second level is accessed via a beautifully crafted antique wooden stairwell, leading to a more private apartment within the residence. This upper floor comprises two additional bedrooms, two full bathrooms, and a second, smaller kitchen, offering versatile living arrangements, ideal for extended family, staff, or private guest quarters.

This exceptionally large and representational flat is truly an oasis of peace and quiet in the vibrant center of Rome. Its expansive terrace provides a wonderful outdoor space, perfectly suited for grand entertaining, intimate dining, or large gatherings of up to 100 people. This is a truly unique property, distinguished by its prime historical position and the architectural significance of the building it inhabits. The apartment has been meticulously and completely renovated,

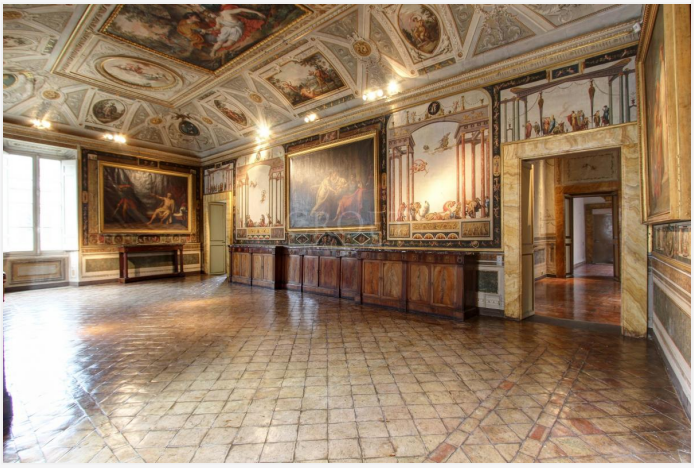
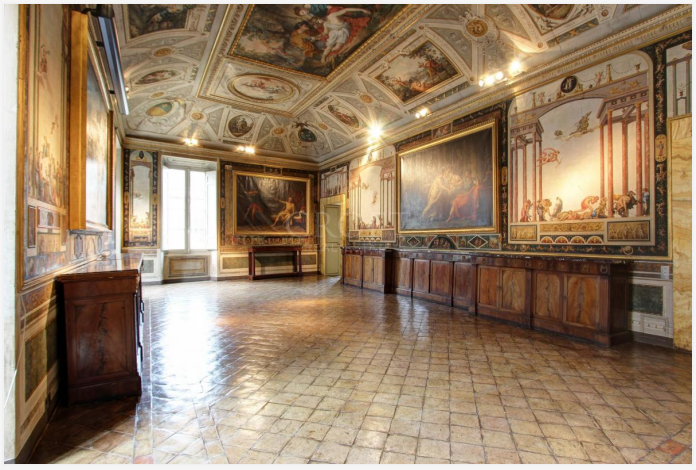
ensuring modern comfort while scrupulously preserving many of its priceless original features. A highly sought-after amenity in central Rome, it is also possible to obtain a private parking spot for one or even two cars within the secure courtyard.

Area
The apartment's coveted location places it within one of Central Rome’s oldest and most enchanting districts, nestled gracefully between the historic Via dei Coronari and the iconic Piazza Navona. The surrounding area is a vibrant tapestry of charming boutiques, authentic Roman cafés, and exquisite restaurants. You'll find yourself within easy walking distance of world-renowned landmarks such as St. Peter's Basilica and the lively Campo de' Fiori. Excellent public transport connections are readily available, ensuring effortless exploration, although the apartment's prime position allows for comfortable walking access to virtually any destination in central Rome.

Appartamento
Questo appartamento si trova in un castello del XV secolo in una piccola deliziosa strada secondaria a pochi passi da Piazza Navona. Questo magnifico storico ha un ingresso completamente recintato e sicurezza 24 ore su 24 con un portiere a tempo pieno. Il cortile interno è un'oasi silenziosa al centro di Roma il cui silenzio è rotto solo dai rumori di una bellissima fontana al centro della corte. Il cortile è riservato allo scarico e alla sosta degli inquilini. Questo appartamento si trova nell'ala principale dell'ex residenza di una nobile famiglia romana e si estende per ca. 600mq. oltre a 100mq. terrazzo privato ed è così suddiviso:
PRIMO LIVELLO:

Due ingressi dal vano scala principale, uno di servizio e uno per gli occupanti. INGRESSO: Ampio atrio d'ingresso formale con soffitti a cassettoni in legno originali alti 5 metri, abbastanza grande da ospitare fino a 10 persone e dotato di guardaroba e piccolo bagno per gli ospiti.
CUCINA: La cucina completamente attrezzata e ristrutturata si trova adiacente al primo soggiorno e dispone di due ingressi e uscite per il servizio.
SOGGIORNI: Un servizio di tre grandi saloni comprende il soggiorno e le sale da pranzo, per un totale di oltre 180mq. Il primo soggiorno è coperto da affreschi del XVIII secolo e ha soffitti in legno antico. Un terzo soggiorno è completamente affrescato, pareti e soffitti ed è abbastanza grande per ospitare fino a 100 persone. Dipinti monumentali originali e affreschi del XVI-XVII secolo e pavimenti in cotto conferiscono a questa stanza un senso di grandiosità simile a un palazzo reale e degna residenza nobiliare dei tempi passati.
TERRAZZA: Grande terrazza privata, perfetta per intrattenere all'aperto, pranzare o rilassarsi. Abbastanza grande per feste formali e si affaccia sul cortile e sulla fontana sottostante.
CAMERE DA LETTO: Ci sono 4 camere da letto più uno studio su questo livello, due delle quali hanno il bagno interno e due bagni aggiuntivi per gli ospiti.
SECONDO LIVELLO: Il secondo livello è raggiungibile tramite un bellissimo vano scala in legno antico e contiene appartamenti privati composti da 3 camere da letto aggiuntive, 2 bagni e una seconda piccola cucina. Questo grande appartamento di rappresentanza è un'oasi di pace e tranquillità nel centro di Roma con una grande terrazza, uno spazio esterno meraviglioso abbastanza grande per intrattenere, cenare e riunioni fino a 100 persone. Una proprietà davvero unica, sia per la sua posizione, sia per il palazzo storico in cui si trova, l'appartamento è stato completamente ristrutturato mantenendo molte delle caratteristiche originali. E 'possibile anche ottenere un posto auto nel cortile per una o due auto.

Area

Situata in uno dei quartieri più antichi e suggestivi del centro di Roma, tra Via dei Coronari e Piazza Navona. La zona è ricca di negozi, caffetterie, vicino a San Pietro, Campo de’Fiori e ai trasporti pubblici. A pochi passi da ovunque nel centro di Roma.

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