

CROFT

REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy
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Property Code: 1185

Area: HT05-MONTI-FORO-COLOSSEO-CELIO

Near: Centro-monti

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 4

Sqm: 150

Outdoor Sqm: 100

Outdoor Space: Two Panoramic Terraces

furnished: Yes (fully)

Type of decor: Modern

State of decor: Excellent\new

Total rooms: 5

Living room: Bright, Spacious

Dining room: In Living Area And Garden

Double bedrooms: 3

Single bedrooms: 1

Bathrooms: 2

Bathroom type: Both With Shower

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: Modern, Spacious

Cooking facilities: Electric Cookers+oven

Heating: Central Heating

Floor type: Terracotto

Luminosity: Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses, Metro B & A

Building condition: Excellent

Year built: 1910-1920

Neighborhood: Central

Condo expenses: 250

Other expenses: Include: A-c, Heat And Water

Term: Lt-1yr+

Utilities active:

Amenities:

- ✓ Air conditioning
 - ✓ Built in closets
 - ✓ Dining room
 - ✓ Double windows
 - ✓ High ceilings
 - ✓ Public transport
 - ✓ Tennis
 - ✓ Washing machine
 - ✓ Attic/Top floor
 - ✓ Children allowed
 - ✓ Dishwasher
 - ✓ Elevator
 - ✓ Low ceiling
 - ✓ Satellite
 - ✓ Terrace
 - ✓ Wooden Ceils
 - ✓ Balcony
 - ✓ Close to park
 - ✓ Doorman
 - ✓ High Floor 2+
 - ✓ Previously rented
 - ✓ Shower
 - ✓ View
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Detailed Description:

Solo Affitti Brevi di 1-6 mesi. Disponibile dal 1 novembre

Only rentals for 1 to 6 months. Free November 1st

The Monti-Colosseum Penthouse Attic flat is situated in a beautiful 19th Century neoclassical building with an elevator in Rome's coveted Monti neighborhood, near the Colosseum, the Roman Forum, Nerone Palace and with excellent transport connections in walking distance, including Metro A-B and major bus and train hub. The building is located on a hillside and the flat has breathtaking views over the surrounding rooftops. Elevator to the top floor then up one flight of stairs. The penthouse is approx. 150 sqm. (1700 sq. feet) in addition to two panoramic terraces, totaling circa 900 sq. feet.

Entrance Foyer: The entrance foyer has original terra cotta floors and hand crafted deco doors with coloured glass opening onto the living room.

Living Room: Spacious double living room with dining area, light filters via large window and skylight, allowing in ample natural light. Tastefully decorated with a mix of modern and period pieces that contract well with the original terra cotta floors. Recessed lighting, air conditioning and peace make this a lovely relax area.

Kitchen: Modern, completely custom and fully equipped new kitchen. Dishwasher, washing machine, large fridge and freezer, microwave, toaster, boiler, Nespresso machine, American coffee maker, lots of cutlery and suitable for preparing meals for small groups. The kitchen has skylights, air conditioning and an entire wall of windows opening onto a private terrace view beautiful views of Roman rooftops and Church Steeples.

Kitchen Terrace: This divine outdoor space is a balcony on Rome, large enough for breakfast or enjoying a glass of wine in the evening while watching the magnificent Sunset's above Rome.

Bedrooms: Master bedroom with double bed, (2.0m x 1.60m) an entire wall of built in closets, air conditioning, has an antique dresser and mirror and arm chair. Large windows overlooking terrace and allowing in ample sunlight.

Master Bath: On suite bathroom with shower, w/c, bidet and basin.

2nd Bedroom: A guest bedroom located on the opposite side of the house with double bed, (2.0m x 1.60m), a two seat sofa, built in closet and air conditioning. Original wooden beamed ceilings and parquet floors. Quiet, bright room located near kitchen and terrace.

3rd Bedroom: Located adjacent 2nd bedroom with two twin beds, antique table and chairs, original wooden beamed ceilings, parquet floors and air conditioning.

2nd Bathroom: Full bath with new shower, w\c, bidet and basin.

Study: Extra room decorated with dormouse, which may also turn into additional single bed, as the occasion requires, dresser and exit directly onto large private terrace.

Panoramic Terrace: Huge private terrace, wonderfully decorated with outdoor sofa's, table and charis for 10, many mature plants, outdoor lighting, BBQ and gas grill. This wonderful space can be used for al fresco dining in the afternoon or evening, is partially covered from excessive sunlight by a retractable awning, there is a lovely table for 10, outdoor arm chairs and tables and a built in grill and gas cookers for outdoor cooking. Beautiful view of the Monumental Basilica of St. Maria Maggiore, one of Rome seven patriarchal churches, who's façade and interior are decorated with gold brought from the America's and donated by Queen Isabella of Spain. It is a known archaeological fact that there are many layers to Rome and the Romans know that Rome from above gives one a completely different perspective. Whether you are taking your meals al fresco o simply lounging, reading or working on the terrace, you will enjoy the unique experience of living Rome at it's best

This is a very unique opportunity to live in a quiet Penthouse walking distance to the Colosseum, the Roman Forum with air conditioning, newly remodeled kitchen, 2 large private panoramic terraces in a beautiful building with an elevator and just steps from all of Ancient and Renaissance Rome.

AREA

This area is located in the Ancient Golden triangle of Rome, comprising the Colosseum, the Roman Forum and the Palace of Nerone. Also within walking distance is the Presidential Palace, one home of the Pope's, facing the beautiful Piazza conceived and completed by Michelangelo. The area of Monti itself is the modern day remains of the Suburra, one of the most populated areas of Ancient Rome that was located just beyond the grand walls of Cesar's Forum. Today, Monti is the most sought after neighborhood by Romans, with its many boutiques, restaurants, bars and winding Renaissance streets twisting around to little Piazza's and vibrant side streets packed with many shops and cafés.

A stroll to the Colosseum, the undisputed symbol of Rome and a marvel of the Ancient World and the Roman Forum, perhaps the largest, best preserved archeological monument in the Modern world is just a short walk. The Monumental Basicilia of Santa Maria Maggiore and the ancient Santa Prassade are just steps away.

This is truly Rome's most characteristic and exciting area, with an uncompromising choice of monuments within walking distance. Shop at the daily fresh market in Monti or dine out in the Historic Quarter, walk to the Forum, the Colosseum and the Jewish Quarter. Also close to the Historic Center's main metro, Train and transport hub with express trains to the airport.

Well serviced, there are also a number of supermarkets, gyms and shops nearby. Truly an excellent location and an oasis of quiet and beauty from which to explore Rome's multilayered historical district.

Photos / Images:







