

# CROFT

## REAL ESTATE

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**Property Code:** 1277

**Area:** HT18-PARIOLI

**Near:** Via Panama

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 4-attic

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**Sqm:** 250

**Outdoor Sqm:** 50

**Outdoor Space:** 2 Lovely Panoramic Terraces

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 7

**Living room:** Spacious Double Living

**Dining room:** Separate Formal Dining

**Double bedrooms:** 4

**Single bedrooms:** 1

**Bathrooms:** 3

**Bathroom type:** 2 Tub, 1 Shower

**Fridge/Freezer:** Ff-full Size

**Kitchen type:** Large

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

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses

**Building condition:** Excellent

**Year built:** 1910-1920

**Neighborhood:** Central

**Condo expenses:** €390

**Other expenses:** € 2.000,00 Yearly Heating

**Term:** Sold-archived

**Utilities active:**

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## Amenities:

- ✓ Air conditioning
  - ✓ Built in closets
  - ✓ Close to park
  - ✓ Doorman
  - ✓ Fireplace
  - ✓ Internal stairwell
  - ✓ Public transport
  - ✓ Shower
  - ✓ Two entry doors
  - ✓ Wooden Ceils
  - ✓ Attic/Top floor
  - ✓ Cantina Cellar
  - ✓ Dining room
  - ✓ Double windows
  - ✓ High Floor 2+
  - ✓ Pets allowed
  - ✓ Safe Box
  - ✓ Terrace
  - ✓ View
  - ✓ Balcony
  - ✓ Children allowed
  - ✓ Dishwasher
  - ✓ Elevator
  - ✓ High ceilings
  - ✓ Previously rented
  - ✓ Satellite
  - ✓ Tub
  - ✓ Washing machine
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## Detailed Description:

### Apartment

This attractive Penthouse apartment is located in a prestigious period building between Piazza Ungheria and near the lovely Via Panama Park, walking distance to public transport, Villa Ada and near shops, services, transport and international schools and in a very well maintained and has a full time doorman.

The apartment comprises the entire 5th floor, (Penthouse Attic), with an elevator and is approx. 260sqm. in addition to 2 large terraces and is divided as follows:

- Spacious formal entrance foyer with parquet floors and vaulted ceilings leading into reception rooms.
- Living room: Triple living room, approx. 80sqm., with marble fireplace, lot's of windows allowing in ample natural light, high vaulted ceilings, antique parquet floors and exit directly onto two separate terraces, each large enough for outdoor dining, entertaining or an extension of the indoor living space. .
- Dining: Lovely formal dining adjacent to living area with exit directly out onto large terrace, vaulted ceilings, parquet floors and air conditioning.
- Kitchen: Completely renovated, modern, spacious kitchen with doors opening onto terrace, large enough for breakfast table for 8 people.

-Service quarters: Adjacent kitchen is a laundry room and bedroom and bath for service.

-Bedrooms: 4 Main bedrooms, 2 of which are very large, all with parquet floors, air conditioning, vaulted ceilings and facing quiet internal courtyard.

-Bathrooms: 3 Baths, all completely renovated new and in excellent condition. Two with tub and shower and one with shower only.

-Attic Space: A large storage space accessed via internal stairwell from the service quarters is very useful for ample storage.

This is an elegant Penthouse, large enough for a family while providing ample space for entertaining. Both terraces are located adjacent the kitchen, living and dining rooms and are usable virtually all year round. The home has been updated with modern bathrooms, kitchen and air conditioning while maintaining many original characteristics, such as original marble framed doors, beautiful hand laid parquet in excellent condition and vaulted ceilings. The home also comes with an enclosed garage.

### Area

This is one of Parioli's most sought after neighborhoods, in a residential quarter walking to the lovely park along Via Panama and Villa Ada and to all services. Also well serviced by transport, including buses and trams, connections to B-line metro stop Policlinico and not far from Via Veneto and the historical center. The area is filled with shops, cafés, supermarkets, especially on the busy Viale Parioli and Viale Regina Margherita and close to a large gym.

Attico-Parioli: 260mq. + 2 grandi terrazzi. Palazzo d'epoca, portiere, garage, silenzioso e luminoso. Ingresso, soggiorno triplo con caminetto, pranzo, 4 camere da letto, 3 bagni, pavimenti in parquet, soffitti a volta, 2 grandi terrazzi, 70mq di spazio non sfruttato. Rif. 1277

### Appartamento

Questo attico è situato in un prestigioso palazzo d'epoca tra Piazza Ungheria ed il parco di Via Panama a pochi passi dai mezzi di trasporto, da Villa Ada e da tanti negozi, ristoranti, etc.

Il palazzo è molto ben tenuto ed ha portiere a tempo pieno.

Al quarto piano - attico - con ascensore, misura circa 260mq. + due terrazzi di circa 40mq. ed un grande spazio non sfruttato a cui si accede dall'appartamento e che misura circa 80mq. per un totale spazio potenziale coperto di circa 320mq. ed è così suddiviso:

- Ampio ingresso formale che porta ad un salone triplo.
  - Soggiorno: circa 80mq. con caminetto in marmo, alti soffitti a volta, pavimenti in parquet antico in ottime condizioni, uscita diretta su due terrazzi separati.
  - Pranzo: Deliziosa sala da pranzo vicina al soggiorno, con uscita diretta su un grande terrazzo.
  - Cucina: Grande cucina grande abbastanza per un tavolo da 8 e zona di servizio.
  - Letto: 4 camere da letto, 2 molto grandi e 2 più piccole.
  - bagni: 3 bagni, tutti in ottime condizioni, 2 con vasca ed 1 con doccia.
  - Spazio attico: un bellissimo spazio di 80mq. con soffitti alti 4 metri, situato direttamente sopra la cucina/zona servizio/zona notte, grande abbastanza per realizzare camere di servizio, lavanderia o altre 2 camere da letto.
- Questo è un attico veramente unico, con tantissimo spazio e caratteristiche molto interessanti come le porte originali con cornici in marmo, pavimenti antichi intarsiati, caminetto in marmo, soffitti a volta, 2 terrazze a livello e un ambito posto macchina in garage coperto. Un enorme bonus a questo è lo spazio ancora inutilizzato che potrebbe diventare un altro appartamento con una eventuale ristrutturazione.
- L'appartamento si presenta in ottime condizioni.

### Zona

Questo è un quartiere residenziale e commerciale al tempo stesso, vicino a tanti parchi incluso Villa Borghese, Villa Glori e non lontano da Villa Ada. Ben servito da mezzi di trasporto, autobus e tram, connessione alla metro B- fermata Policlinico- e non lontano da Via Veneto e dal centro storico. La zona è piena di negozi, caffè, supermercati specialmente nella zona tra Viale Parioli e Viale Regina Margherita e non lontana da una delle più grandi palestre con piscina coperta.

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Photos / Images:









