

# 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:** 1342

**Area:** HT18-PARIOLI

**Near:** Parioli

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

---

**Sqm:** 230

**Outdoor Sqm:** 20

**Outdoor Space:** Good Size Balcony

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

**Type of decor:** Modern

**State of decor:** Good

**Total rooms:** 6

**Living room:** Spacious, Bright

**Dining room:** Separate Formal Dining

**Double bedrooms:** 3

**Single bedrooms:** 1

**Bathrooms:** 4

**Bathroom type:** 2-shower, 1 Tub, 1 Wc

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

**Kitchen type:** Large

**State of Kitchen:** Good, Renovated

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Parquet & Other

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** 400

**Other expenses:** Heating €300

**Term:** Sold-archived

**Utilities active:** Heating 5 Rate Tot 1500€ Annuo

---

### Amenities:

- ✓ Air conditioning
  - ✓ Balcony
  - ✓ Built in closets
  - ✓ Cantina Cellar
  - ✓ Children allowed
  - ✓ Close to park
  - ✓ Dining room
  - ✓ Dishwasher
  - ✓ Doorman
  - ✓ Elevator
  - ✓ High Floor 2+
  - ✓ High ceilings
  - ✓ Previously rented
  - ✓ Public transport
  - ✓ Safe Box
  - ✓ Satellite
  - ✓ Shower
  - ✓ Tennis
  - ✓ Terrace
  - ✓ Tub
  - ✓ Two entry doors
  - ✓ View
  - ✓ Washing machine
-

## Detailed Description:

### Apartment

This apartment is located in a modern building with full time doorman on a 2nd floor and is approx. 230mq. divided as follows: -Large entrance foyer leading into spacious triple living room with parquet floors, high ceilings and exit onto balcony. Dining: Adjacent living is large formal dining or may be used as separate family room as living area is spacious enough for dining as well. Kitchen: spacious kitchen with table for four, equipped with dishwasher, washing machine, large fridge. Kitchen has been recently restored. Bedrooms: 3 Large bedrooms, two with built in closets and master bedroom with on suite bath. All bedrooms are quiet and bright. 4th Bedroom is good size maid's room, parquet floors and quiet. Baths: 4 Bathroom in total, one small w/c located off entrance foyer for guests. 2nd bath is on suite in master bedroom with shower and has been restored. 3rd bath services the additional 2 main bedrooms and has a tub. Has also been restored. 4th bath is service bath located adjacent to maid's room with shower.

The apartment is very bright, all south--west facing and faces the gardens of a private villa. Walking distance to Villa Balestra Park, not far from Villa Borghese and several neighborhood shops along Via Gramsci as well.

### Area

This is a very nice mixed residential/commercial neighbourhood with a large number of Parks, including Villa Borghese, Villa Glori and not far from Villa Ada. 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 not far from one of central Rome's largest gyms with indoor pool.

Parioli: 230mq. Ampio 4 camere, grande balcone, cucina arredata, silenzioso, luminoso, garage privato. Rif 1342

### Appartamento

Al secondo piano di un edificio moderno con portiere a tempo pieno ed ascensore, misura circa 230mq. ed é così suddiviso:

- Ingresso: Grande ingresso tradizionale che porta al grande soggiorno triplo con pavimenti in parquet, soffitti alti ed uscita sul balcone.
- Pranzo: Camera da pranzo separata vicino al soggiorno, può anche essere usata come tinello/sala famiglia in quanto il salone é grande abbastanza da includere anche la zona pranzo.
- Cucina: Ampia cucina con tavolo per quattro, con lavastoviglie, lavatrice, grande frigo. Recentemente ristrutturata.
- Letto: 3 grandi camere da letto, due con armadi a muro e la camera padronale con bagno all'interno. Tutte le stanze sono tranquille e luminose. Quarta camera di servizio di discrete dimensioni.
- Bagni: Quattro bagni in totale, un piccolo w/c per ospiti vicino all'ingresso, secondo bagno all'interno della camera padronale, terzo bagno con vasca per la seconda e terza camera da letto, e quarto bagno con doccia vicino alla camera di servizio.

L'appartamento é molto luminoso, tutto esposto a sud-ovest con affacci sui giardini di una villa privata. A pochi passi dd Villa Balestra e da Villa Borghese con tanti negozi vicini.

### Zona

Questo é 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 é 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.

Photos / Images:



