

# 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:** 1451

**Area:** HT24-CASSIA - GIUSTINIANA

**Near:** Cassia

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 4

---

**Sqm:** 200

**Outdoor Sqm:** 300

**Outdoor Space:** Huge 300mq. Outdoor Terracw With Views

**furnished:** Yes (fully)

**Type of decor:** Antique

**State of decor:** Excellent

**Total rooms:** 6

**Living room:** Triple Living Room

**Dining room:** Formal Dining

**Double bedrooms:** 4

**Single bedrooms:** 0

**Bathrooms:** 3

**Bathroom type:** 1-tub, 2 Shower

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

**Kitchen type:** Large

**State of Kitchen:** Very Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Ceramic Tiles

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses

**Building condition:** Modern

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** €350

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

---

### Amenities:

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

## Detailed Description:

### Apartment

This apartment is located near the intersection of Via Trionfale and Via Cassia, which provides for any easy communities to the AOSR School of St. Dominique French school and is near a number of shops, supermarkets and transport. The flat is situated in a modern, well-kept building with a doorman and a swimming pool, on the 4th floor with elevator and is approx. 200sqm. in addition to a large 300sqm. panoramic terrace and divided as follows: -Entrance foyer, spacious double living room with exit directly out onto terrace. -Kitchen: Fully equipped kitchen, space for table for four. -Bedrooms: 4 Bedrooms in total, all double, bright and silent. -Baths: 3 Bathrooms, one with tub and two with shower. All in very good condition. Terrace: Large Terrace, approx. 300sqm., large enough for outdoor dining and entertaining.

The flat can be rented semi furnished or fully furnished. The building has a lovely swimming pool and the flat comes with a parking space.

---

Photos / Images:







