

CROFT

REAL ESTATE

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Property Code: 1740

Area: HT25-BALDUINA-M. MARIO

Near: Monte Mario

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 8

Sqm: 107

Outdoor Sqm: 70

Outdoor Space: Panoramic Terrace

furnished: Semi (kitchen & Bath)

Type of decor: Modern

State of decor: Excellent, New

Total rooms: 3

Living room: Spacious Double Living

Dining room: Living Room And Terrace

Double bedrooms: 2

Single bedrooms: 0

Bathrooms: 2

Bathroom type: Both Shower, New, Modern

Fridge/Freezer: Ff-full Size

Kitchen type: Large

State of Kitchen: New Custom Kitchen

Cooking facilities: Electric Cookers+oven

Heating: Independent Gas

Floor type: Marble

Luminosity: Very Bright

Noise level: Silent

Parking: None - Street

Public transport: Buses

Building condition: Excellent

Year built: 1950+

Neighborhood: Residential

Condo expenses: 100

Other expenses:

Term: Lt-1yr+

Utilities active:

Amenities:

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

Detailed Description:

Attic-Balduina: Beautifully modern renovated 2 Bedroom, 2 bath, new kitchen, 3 large panoramic terraces. Bright, silent, lovely views of Rome and surrounding greenery. #1740 Only foreigners.

Apartment

This flat is situated directly in front of the lovely Monte Mario park, located in an area with a large number of shops, supermarkets and services and well connected by public transport, just a 15 minute walk from the Balduina train station, with connections to the Metro A and near buses going directly to the center of Rome. The apartment is situated in a modern building with a doorman on the 8th floor with an elevator, (elevator to the 7th floor then up one flight of steps). The flat is approx. 100mq. in addition to circa 70mq. of panoramic terrace and is divided as follows: -Entrance door opening onto stairwell, up one flight to main living room. -Living room: Beautiful open space with entire three sides in double glazed climate and security proof windows opening onto the terrace. Lovely marble floors imported from India, built in bookshelves, silent and very bright. Terrace: The living room opens onto a lovely terrace with view of the Cupola of St. Peter's and Prati. Large enough for outdoor dining and entertaining, this is a wonderful bright space that can be used virtually year round. -kitchen: Located adjacent to dining area is a new custom kitchen with built in appliances, lots of cupboards and marble counter top. -Bedrooms: Master Suite: double bedroom with custom paneled leather walls, adjacent large walk in closet and on suite bath. Bath: Modern bath all in black Ardesia stone. In addition, there is a little terrace located next to the master bedroom. -Guest Room: 2nd Bedroom, bright and silent with wall of windows and exit directly onto balcony connected to main terrace. 2nd Bath: Modern, luxuriously renovated with shower. The apartment was impeccably renovated by an architect to the highest modern standards, including independent sub-floor heating and cooling, doubled climate windows throughout, modern baths and kitchen. The terrace has charming views of Rome and the Monte Mario park and has custom wood flooring.

Attico: moderno, ristrutturato, 2 camere 2 bagni, cucina nuova, 3 ampi terrazzi. Luminoso e silenzioso, con affaccio con vista, circondato dal verde. Rif 1740

Appartamento

L'appartamento si trova di fronte al parco di Monte Mario, in una zona con molti negozi, supermercati e ben collegato con i mezzi pubblici, proprio a 15 minuti a piedi dalla fermata del treno di Balduina. Il palazzo è moderno, con portiere, l'appartamento si trova all'ottavo piano con ascensore (ascensore fino al settimo piano, poi si arriva all'ottavo piano con una rampa di scale). L'appartamento misura circa 100mq, a cui vanno aggiunti circa 70mq di terrazzo panoramico, così diviso: -Ingresso che porta direttamente ad una scala, che porta al soggiorno principale. -Soggiorno: open space con 3 lati circondati da vetrate con doppi vetri, che si affacciano sul terrazzo. I pavimenti sono di marmo importato dall'India, librerie a muro, silenzioso e molto luminoso. Terrazzo: dal terrazzo si gode di una spettacolare vista sulla cupola di S. Pietro e sul quartiere Prati. Ampio abbastanza per mangiare all'aperto. La cucina si trova di fianco alla sala da pranzo, completamente attrezzata con molti elettrodomestici da incasso, e un bancone in marmo. -Camere da letto: Camera padronale: camera doppia con pareti tappezzate, ampia cabina armadio e bagno in camera in Ardesia. -Camera degli ospiti: seconda camera, luminosa e silenziosa, con finestre con affaccio sul balcone, che la collega con il terrazzo principale. Secondo bagno: Moderno, lussuoso, con doccia.

Photos / Images:







