

# CROFT

## REAL ESTATE

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**Property Code:** 1755

**Area:** HT04-TRASTEVERE

**Near:** Trastevere

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

**Sqm:** 180

**Outdoor Space:**

**Type of decor:** Modern

**Total rooms:** 5

**Outdoor Sqm:**

**furnished:** Yes (fully)

**State of decor:** Excellent, Ristrutturata

**Living room:** Bright Triple Living

**Dining room:** Seperate Dining

**Single bedrooms:** 0

**Bathroom type:** Tub-shower

**Kitchen type:** Open Plan

**Double bedrooms:** 4

**Bathrooms:** 5

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

**State of Kitchen:** Modern, New

**Cooking facilities:** Gas Cookers+oven

**Floor type:** Resin

**Noise level:** Silent

**Public transport:** Tram 8

**Heating:** Independent Gas

**Luminosity:** Very Bright

**Parking:** None - Street

**Building condition:** Excellent

**Year built:** 1910-1920

**Condo expenses:** 150

**Term:** Casa Vacanza

**Neighborhood:** Residential

**Other expenses:**

**Utilities active:**

### Amenities:

- ✓ Air conditioning
- ✓ Close to park
- ✓ Dishwasher
- ✓ Elevator
- ✓ High ceilings
- ✓ Public transport
- ✓ Tennis
- ✓ View

- ✓ Built in closets
- ✓ Cloths dryer
- ✓ Doorman
- ✓ Fireplace
- ✓ Pets allowed
- ✓ Satellite
- ✓ Tub
- ✓ Washing machine

- ✓ Children allowed
- ✓ Dining room
- ✓ Double windows
- ✓ High Floor 2+
- ✓ Previously rented
- ✓ Shower
- ✓ Utilities included

## Detailed Description:

Step into Roman Elegance, with a Wink!

Prepare to be utterly charmed by this recently reimagined 4-bedroom, 3,5 bath modern apartment, a veritable love letter to stylish living! We've masterfully orchestrated a delightful dance between modern flair and antique whispers, creating a space that's both chic and delightfully cozy. Perched on the third floor of an antique building with a doorman and overlooking Trastevere and serviced by a lift.

This luminous flat boasts circa 2200 sq. feet of living space with a chef's dream kitchen, a grand living room, and all the modern trimmings: think Wi-Fi, TVs, laundry wizardry (washer & dryer!), and blissful air conditioning throughout. This Trastevere treasure is your passport to Roman revelry, surrounded by a cornucopia of cafes, restaurants, pubs, and boutique treasures.

### Apartment

Housed in a meticulously maintained 18th-century Palazzo with a doorman, a building that's seen its fair share of Roman epochs, perched on a gentile hill overlooking Trastevere on a quiet street just a stone's throw from the bustling neighborhood scene. Once inside, prepare to be wowed!

**Grand Entrance:** Step into an elegant foyer appointed with a little fireplace, antique and modern pieces gracefully flowing into the expansive triple living-dining room, with 12-foot ceilings and three large picture windows looking out over sun-burnt facades. A plush, modular sofa invites lounging, while a grand dining table, fit for 8, sets the stage for memorable feasts. A colossal screen smart T.V. and a selection of board games adds a playful touch for those convivial nights in.

**The Culinary Stage:** The open-plan kitchen is a sleek, modern masterpiece, equipped with all the culinary essentials: oven, microwave, dishwasher, wine fridge cooler, blender, toaster, electric kettle, American coffee machine, and a full ensemble of pots, pans, and tableware. Ample pantry space ensures you're ready to whip up anything from a Roman breakfast to a gourmet dinner.

**The Utility Suite:** Tucked behind the kitchen is a versatile bathroom/laundry room, featuring a sink, WC, and a modern washer and dryer.

**Bedroom 1: The Cozy Corner:** Just off the foyer, this charming bedroom, a desk, and a tranquil courtyard view. A walk-in wardrobe, discreetly veiled by a stylish curtain, completes the space.

**Bedroom 2: The Courtyard Companion:** Adjacent to the first, this bedroom mirrors its charm with a double bed, desk, and courtyard vista. It also boasts a curtained walk-in closet and a private en-suite bathroom, featuring a WC, bidet, sink, and a delightful shower.

**The Master Suite: A Regal Retreat:** Nestled beyond a small corridor off the kitchen, the master bedroom is a haven of peace, overlooking the serene courtyard. It features a private TV, a modern en-suite bathroom (WC, sink, bidet, and spacious shower), and a walk-in closet.

**Bedroom 4: The Bathing Beauty:** At the corridor's end lies the final double bedroom, a spacious and tranquil sanctuary with courtyard views. A stunning standalone bathtub takes center stage, perfect for a luxurious soak after a day of Roman adventures. A wardrobe provides ample storage.

**The Elegant Ensemble:** Along the same corridor, the third main bathroom presents a sophisticated double vanity, WC, bidet, and a generously sized walk-in shower.

You are within walking distance to all shops, services, restaurants and monuments. Bustling fresh markets nearby and just 10 minutes by foot through the meandering side streets of Trastevere and across the river to the Jewish Ghetto and Historical Center.

This impeccably furnished modern flat, while screaming Italy, is truly a stylish city apartment of understated elegance, bathed in light and furnished with an eclectic blend of modern pieces and vintage treasures. Nestled in a quiet area of Trastevere, its prime location places you within strolling distance of Rome's iconic sights, while Trastevere's vibrant nightlife beckons with family-friendly pizzerias, gelato paradises, rustic trattorias, and trendy bars. This picturesque neighborhood, with its undeniable charm, continues to enchant both locals and globetrotters alike.

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Photos / Images:











