

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 1876

**Area:** HT24-CASSIA - GIUSTINIANA

**Near:** Giustinina

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 7

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**Sqm:** 200

**Outdoor Sqm:** 30

**Outdoor Space:** Terraze

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

**Type of decor:** Abitabile

**State of decor:** Good

**Total rooms:** 6

**Living room:** 1

**Dining room:** No

**Double bedrooms:** 3

**Single bedrooms:** 1

**Bathrooms:** 3

**Bathroom type:** Bath Tube +shower

**Fridge/Freezer:**

**Kitchen type:** Large

**State of Kitchen:** Empty

**Cooking facilities:** Gas Cookers-no Oven

**Heating:** Central Heating

**Floor type:** Parquet & Other

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Park

**Public transport:** Buses

**Building condition:** Good

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** 250

**Other expenses:** Heating 313/month

**Term:** On Hold

**Utilities active:**

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### Amenities:

- ✓ Balcony
  - ✓ Close to park
  - ✓ Elevator
  - ✓ Public transport
  - ✓ Tennis
  - ✓ Washing machine
  - ✓ Built in closets
  - ✓ Close to sea
  - ✓ Fireplace
  - ✓ Shower
  - ✓ Terrace
  - ✓ Cantina Cellar
  - ✓ Doorman
  - ✓ Pets allowed
  - ✓ TV
  - ✓ Two entry doors
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## Detailed Description:

### **Apartment**

This apartment is located on the Via Cassia 1280 -Giustinina in a well-kept complex with 24 hour doorman security gated entrance and is close to shops, supermarkets. The complex has a large private children's park and a tennis courts. 7th floor in a very quiet complex, is approx. 185mq. divided as follows:

-Entrance foyer, living room with exit directly onto terraze . Marble floors.

-Kitchen. new

-bedrooms: 3 Bedrooms, plus the maid's room.

-Bathrooms: 3 Bathrooms total, one with size tub, one with full size tub, and one with shower.

This is a very bright apartment, spacious and very quiet. There is a lovely park with swings, etc. just a few steps from the building. Excellently located on the Cassia considering you can quickly get to any of the international schools and contemporaneously walk to shops.

**Cassia:Attico**- Ampio 3 camere doppie + stanza di servizio , soggiorno grande con camino., 3 bagni,terrazzo e altri due grandi balconi, parcheggio dentro il cortile.Complesso sicuro, campo da tennis, Rif# 1876.

### **Appartamento**

Sulla Via Cassia in un complesso ben tenuto con portiere 24 ore al giorno, cancello all'entrata, vicino a negozi, supermercati . Nel complesso c'è un campo da tennis.

Al settimo e l'ultimo piano di una palazzina nella parte più tranquilla del comprensorio, misura circa 185mq. ed é così suddiviso:

- Ingresso diretto nel soggiorno con uscita su un grande e lungo terrazzo . Pavimenti in marmo.

- Cucina: nuova .

- Letto: 3 camere da letto doppie , piu la stanza di servizio. adjacente la cucina .

- Bagni: Tre bagni, uno con vasca grande,e due con doccia.

Appartamento molto luminoso, ampio e molto tranquillo. Posto macchina non coperto .

Photos / Images:





