

# CROFT

## REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy  
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**Property Code:** 2064

**Area:** HT02-NAVONA-PANTHEON-CAMPO DE FIORI

**Near:** Piazza Navona

**Region:** Lazio

**Province:** Roma

**Property Type:** Attic

**Floor:** 4

**Sqm:** 120

**Outdoor Sqm:** 30

**Outdoor Space:** Large Private Terrace With Dining Table  
For 8-10 People

**furnished:** Yes (fully)

**Type of decor:** Modern

**State of decor:** Exellent

**Total rooms:** 3

**Living room:** Spacious Double Living

**Dining room:** In Living Area & Terrace

**Double bedrooms:** 1

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** Modern, Shower

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

**Kitchen type:** Large

**State of Kitchen:** Exellent

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Luminoso

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Buses

**Building condition:** Excellent

**Year built:** 1800

**Neighborhood:** Central

**Condo expenses:** Included In Rent (all Inclu)

**Other expenses:**

**Term:** 1-12 Months

**Utilities active:**

### Amenities:

- ✓ Air conditioning
- ✓ Built in closets
- ✓ Dishwasher
- ✓ High Floor 2+
- ✓ Previously rented
- ✓ Shower
- ✓ Washing machine

- ✓ Attic/Top floor
- ✓ Children allowed
- ✓ Double windows
- ✓ High ceilings
- ✓ Public transport
- ✓ Terrace
- ✓ Wooden Ceils

- ✓ Balcony
- ✓ Dining room
- ✓ Elevator
- ✓ Internal stairwell
- ✓ Satellite
- ✓ View

## Detailed Description:

**No uso ricettivo.**

### **Apartment**

Available for rentals from 1 - 6 months. This beautiful Penthouse apartment is located on one of Rome's most coveted streets, situated between Piazza Navona and Campo Marzio, in an area filled with character and conveniently near quality restaurants, shops, supermarkets and services. The apartment was completely renovated to a high modern standard by the owner and is decorated with a mix of modern and antique family pieces. Circa 120mq. in total, in addition to a large terrace, on the 4th floor(Top) of a well kept period building with an elevator and is divided as follows:

Entrance foyer with study area and writing desk leading into spacious living room with hard wood floors, high original beamed ceilings, all tastefully decorated with a mix of modern and ethnic pieces from the owners travels, including a full gran piano. Exit directly out onto large private terrace.

**-Terrace:** Lovely private terrace, enclosed on three sides with table for 8, lots of shrubs and plants, big enough for outdoor dining, entertaining.

**-Kitchen:** Modern, fully equipped kitchen, custom done chef's kitchen with lots of storage. -Dining table for 8 open to kitchen area.

**-Bedrooms:** Spacious master bedroom with exit directly out onto private balcony. Built in closets, parquet floors, original ceilings, air conditioning. Master Bedroom has doors opening directly onto little private terrace with table and chairs.

**-Master Bath:** Modern bathroom with oversized shower, w/c and bidet.

**-Guest Bedroom:** Located in the antique altana, (Lookout Tower), on the second level is a charming room with views over surrounding rooftops

This beautiful home has been completely renovated, while maintaining its original character and features. The flat has a pleasant airy feel and the terrace affords one the possibility to enjoy endless moments of relax, morning breakfast and the dining al fresco away from the hustle and bustle.

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## Photos / Images:







