

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 2070

Area: HT05-MONTI-FORO-COLOSSEO-CELIO

Near: Centro-monti - Foro Romano

Region: Lazio

Province: Roma

Property Type: Attic

Floor: 4

Sqm: 80

Outdoor Sqm: 50

Outdoor Space: Panoramic Balcony With Views Of Roman Forum

furnished: Fully Or Empty

Type of decor: Modern

State of decor: Excellent

Total rooms: 3

Living room: Spacious, Bright

Dining room: In Living Area

Double bedrooms: 1

Single bedrooms: 1

Bathrooms: 2

Bathroom type: 1-shower, 1 W/c

Fridge/Freezer:

Kitchen type: Small

State of Kitchen: Excellent, Modern

Cooking facilities: Gas Cookers+oven

Heating: Independent Gas

Floor type: Resin

Luminosity: Very Bright

Noise level: Silent

Parking: None - Street

Public transport: Metro B

Building condition: Excellent

Year built: 1800

Neighborhood: Central

Condo expenses: € 70.00

Other expenses:

Term: For Sale

Utilities active:

Amenities:

- ✓ Air conditioning
- ✓ Built in closets
- ✓ Dining room
- ✓ High Floor 2+
- ✓ Loft Bedroom
- ✓ Satellite
- ✓ Tub
- ✓ Washing machine

- ✓ Attic/Top floor
- ✓ Children allowed
- ✓ Dishwasher
- ✓ High ceilings
- ✓ Pets allowed
- ✓ Shower
- ✓ Two entry doors
- ✓ Wooden Ceils

- ✓ Balcony
- ✓ Close to park
- ✓ Double windows
- ✓ Internal stairwell
- ✓ Public transport
- ✓ Terrace
- ✓ View

Detailed Description:

Nel cuore del vibrante quartiere Monti, in una tranquilla oasi tra il Foro Romano e Piazza Madonna dei Monti, ti aspetta un attico di design di circa 65 mq, un'esclusiva residenza al quarto piano di un curato edificio (senza ascensore).

L'ingresso con armadiature su misura introduce a un soggiorno inondato di luce, caratterizzato da alti soffitti con travi in legno originali, un moderno pavimento in resina e due ampie porte finestre che si aprono su un balcone con vista panoramica.

La cucina separata, completamente rinnovata e dotata di ogni comfort (lavastoviglie, frigorifero full size, eleganti ripiani in marmo chiaro), offre funzionalità e stile. La finestra garantisce una piacevole luce naturale.

La zona notte comprende una confortevole camera matrimoniale con armadi a muro e affaccio sul tranquillo interno, un bagno padronale in marmo con vasca e doccia, e una originale seconda camera singola con soppalco, ideale per ospiti o come spazio creativo. Un funzionale studio, perfetto per chi lavora da casa.

E dulcis in fundo, salendo su una scala a chiocciola si ha accesso al terrazzo. Alla fine delle scale, si arriva ad una zona di disimpegno, con porta finestra scorrevoli che dà direttamente sul terrazzo. Uno spazio esterno di circa 50 mq, con una vista mozzafiato sui Fori Imperiali, una terrazza silenziosa e riservata perfetta per i momenti conviviali da condividere con la famiglia e gli amici.

In the heart of the vibrant Monti district, in a tranquil oasis between the Roman Forum and Piazza Madonna dei Monti, a designer penthouse of approximately 65 square meters awaits you, an exclusive residence on the fourth floor of a well-maintained building (without a lift).

The entrance with custom-made wardrobes leads to a light-filled living room, characterized by high ceilings with original wooden beams, a modern resin floor, and two large French doors that open onto a balcony with panoramic views.

The separate, fully renovated kitchen, equipped with every comfort (dishwasher, full-size refrigerator, elegant light marble countertops), offers functionality and style. The window ensures pleasant natural light.

The sleeping area includes a comfortable double bedroom with built-in wardrobes and views of the quiet interior, a master bathroom in marble with a bathtub and shower, and an original second single bedroom with a mezzanine, ideal for guests or as a creative space. A functional study, perfect for those who work from home.

And last but not least, going up a spiral staircase provides access to the terrace. At the top of the stairs, you arrive at a hallway area with sliding French doors that lead directly onto the terrace. An outdoor space of approximately 50 square meters, with a breathtaking view of the Imperial Forums, a quiet and private terrace perfect for convivial moments to share with family and friends.

Photos / Images:





