

# CROFT

## REAL ESTATE

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**Property Code:** 2145

**Area:** HT17-PINCIANO-ALBANI-PZ. FIUME

**Near:** Pinciano-near Villa Borghese

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 125

**Outdoor Space:** 2 Small Balconies

**Type of decor:** Modern

**Total rooms:** 4

**Dining room:** In Living Area

**Single bedrooms:** 1

**Bathroom type:** Both Modern With Shower

**Kitchen type:** Open Plan

**Cooking facilities:** Gas Cookers+oven

**Floor type:** Parquet

**Noise level:** Silent

**Public transport:** Buses

**Year built:** 1930-1940

**Condo expenses:** 130

**Term:** Lt-1yr+

**Outdoor Sqm:** 4

**furnished:** Yes (fully)

**State of decor:** Excellent

**Living room:** Spacious Living

**Double bedrooms:** 2

**Bathrooms:** 2

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

**State of Kitchen:** Excellent

**Heating:** Independent Gas

**Luminosity:** Bright

**Parking:** None - Street

**Building condition:** Excellent

**Neighborhood:** Central

**Other expenses:**

**Utilities active:** All Utilites Active

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### Amenities:

- ✓ Air conditioning
  - ✓ Children allowed
  - ✓ Doorman
  - ✓ High Floor 2+
  - ✓ Satellite
  - ✓ Washing machine
  - ✓ Balcony
  - ✓ Close to park
  - ✓ Double windows
  - ✓ High ceilings
  - ✓ Shower
  - ✓ Built in closets
  - ✓ Dishwasher
  - ✓ Elevator
  - ✓ Public transport
  - ✓ TV
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## Detailed Description:

**NO USO RICETTIVO! SOLO EXPAT / DIPLOMATICI. Parioli-Pinciano: Modern, fully furnished 3 Bedroom, 2 bath, spacious living, modern kitchen, bright, silent, balconies, near Villa Borghese park. Air conditioning, parquet floors, doorman building. #2145**

### Apartment

This flat is conveniently located between Parioli and the Historical Center, in the Pinciano quarter, just a short walk from Villa Borghese and surrounded by shops, restaurants, services and transport. The apartment is located in a well kept period building with a doorman, elevator, on the 3rd floor and is approx. 125mq. divided as follows:

-Entrance directly into bright living room, attractively decorated with modern white sofa's and art work. Air conditioning, parquet floors, custom lighting, high ceilings and small balcony adjacent living which overlooks an ample interior courtyard. -**KITCHEN:** Open plan American style kitchen, modern and fully equipped with large fridge, gas cookers, good storage and counter space. **DINING:** Dining table and chairs for 6. -**Bedrooms:** Large master bedroom with entire wall of closets, arm chair, air conditioning and parquet floors. -2nd Bedroom: Double bed, closets, exit onto small balcony, air conditioning, parquet floors, bright and silent. -3rd Bedroom\Study: This room has a sofa bed which could be removed and turned into a study. Built in storage, parquet floors, bright and silent. **Bathrooms:** 2 full modern bathrooms, both with shower. A pleasant, modern, well-furnished and fully equipped flat in the heart of Pinciano, near the park and many quality neighborhood shops, restaurants, open markets, gyms and not far from the Historical Center.

### Appartamento

Questo appartamento è situato in una posizione strategica tra i Parioli e il Centro Storico, nel quartiere Pinciano, a pochi passi da Villa Borghese e circondato da negozi, ristoranti, servizi e trasporti. L'appartamento si trova in un palazzo d'epoca ben tenuto con portiere, ascensore, al 3 ° piano ED è di circa 125mq., suddiviso come segue:

-Ingresso direttamente nel luminoso SOGGIORNO, arredato con gusto- moderni divani bianchi e opere d'arte. Aria condizionata, pavimenti in parquet, illuminazione personalizzata, soffitti alti e piccolo balcone abitabile adiacente che si affaccia su un'ampia corte interna.

-**CUCINA:** Cucina americana, moderna e completamente attrezzata con grande frigorifero, fornelli a gas ed ampie pensili. **PRANZO:** Tavolo da pranzo e sedie per 6 persone. -**Camere da letto:** ampia camera matrimoniale con intera parete di armadi, poltrona, aria condizionata e pavimenti in parquet. -2a Camera da letto: letto matrimoniale, armadi, uscita su balconcino, aria condizionata, pavimenti in parquet, luminoso e silenzioso. -3a camera da letto \ studio: questa camera dispone di un divano letto che può essere rimosso e trasformato in uno studio. Costruito in magazzino, pavimenti in parquet, luminoso e silenzioso. **Bagni:** 2 bagni moderni completi, entrambi con doccia.

Un appartamento piacevole, moderno, ben arredato e completamente attrezzato nel cuore di Pinciano, vicino al parco e molti negozi di quartiere di qualità, ristoranti, mercati all'aperto, palestre e non lontano dal centro storico.

Photos / Images:







