CROFT
REAL ESTATE
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Property Code: 2227 **Area: HT02-NAVONA-PANTHEON-CAMPO DE FIORI**

Near: Pantheon-navona-campo Marzo
Region: Lazio
Province: Roma
Property Type: Attic
Floor: 5

Sqm: 120
Outdoor Sqm: 80
Outdoor Space: Panoramic Terrace With Views Of Pincio, Rooftops
furnished: Yes (fully)
Type of decor: Modern
State of decor: Modern Design
Total rooms: 3
Living room: Spacious, Bright, Views

Dining room: Separate And Terrace
Double bedrooms: 1
Single bedrooms: 1
Bathrooms: 2
Bathroom type: Modern, Large Shower
Fridge/Freezer: Ff-full Size
Kitchen type: Large
State of Kitchen: Modern, Fully

Cooking facilities: Gas Cookers+oven
Heating: Independent Gas
Floor type: Parquet
Luminosity: Very Bright
Noise level: Silent
Parking: None - Street
Public transport: Buses, Metro A Spagna
Building condition: Excellent

Year built: 1800
Neighboorhood: Central
Condo expenses: 150
Other expenses:
Term: Lt-1yr+
Utilities active:

Amenities:

- ✓ **Air conditioning**
- ✓ **Alarm**
- ✓ **Attic/Top floor**
- ✓ **Balcony**
- ✓ **Built in closets**
- ✓ **Children allowed**
- ✓ **Close to park**
- ✓ **Dining room**
- ✓ **Dishwasher**
- ✓ **Double windows**
- ✓ **Elevator**
- ✓ **High Floor 2+**
- ✓ **High ceilings**
- ✓ **Internal stairwell**
- ✓ **Pets allowed**
- ✓ **Previously rented**
- ✓ **Public transport**
- ✓ **Satellite**
- ✓ **Shower**
- ✓ **Stereo**
- ✓ **Terrace**
- ✓ **View**
- ✓ **Washing machine**

Detailed Description:

NO USO RICETTIVO ! Attico-Navona-Pantheon: Spectacular 2 Bedroom, 2 Bath modern Penthouse. Spacious living room, modern design kitchen, 2 baths, large panoramic terrace. #2227

Penthouse

This penthouse flat is situiated between Campo Marzio and the Pantheon, a characteristic zona filled with shops, supermarkets, services and close to the Spanish Steps metro stop. Located on a quiet side street in a well kept period building, the apartment is reached via an elevator to the 3rd floor then up an additionial two flights of steps. Circa 110mq. in addition to a 70mq. panoarmic terrace, the flat is divided as follows:

Entrance foyer with built in custom clostets leading into living room. **LIVING ROOM**: Large open space living room with marble floors and high ceilings. Lot's of windows and two double doors opening directly onto the terrace make this a very bright, airy room. Kitchen: Beautiful, modern fully equipped custom kitchen with dishwasher, washing machine, microwave, losts of storage and counter space. Entire wall of windows overlooking sourrounding rooftops. **TERRACE:** Exits directly from living and dining area, this hugh 70mq. terrace has open views over sourrounding rooftops. A lovely oasis of sun and quiet with breathtaking views of old Rome. Large enough for outdoor entertaining, dining al freso and relax. BEDROOMS: Master bedroom with built in closets facing quiet interior courtyard. On suite bath: Master bath with shower, w\c and bidet. **GUEST BEDROOM:** Second bedroom with build in closets and writing desk, entire wall of windows. Guest Bath: Located in corridor, full second bath with shower.

This property has been meticuously restored to a high modern standard, it is equipped with air conditioning throughout, all weather windows, a design kitchen and is very bright, silent and walking distance to all of central Rome.

NON SI AFFITTA AD USO RICETTIVO!

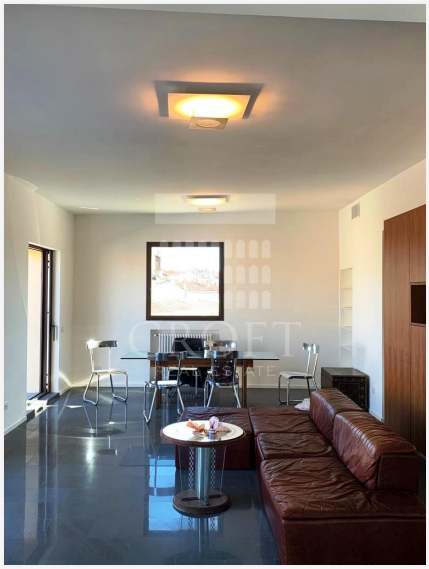
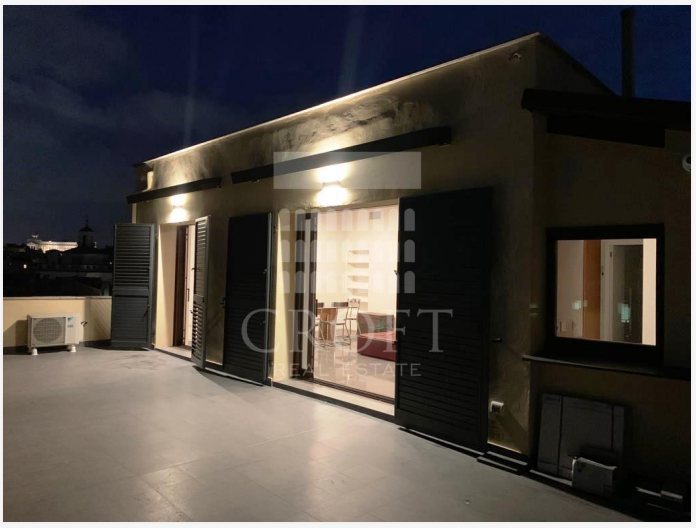
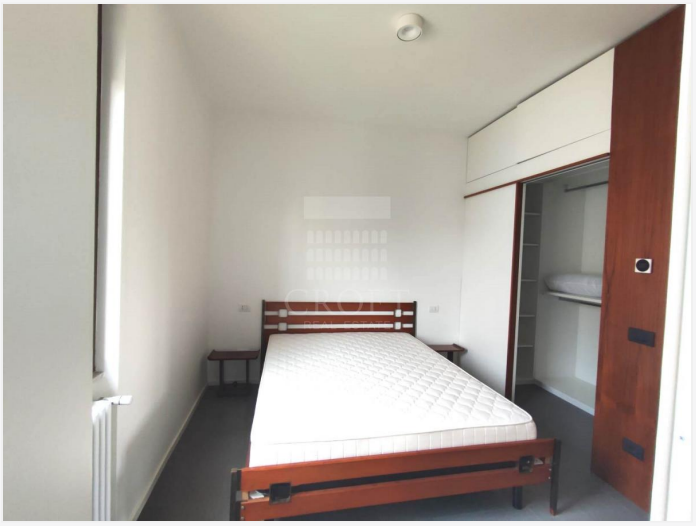
Attico

Questo attico si trova tra Campo Marzio e il Pantheon, una caratteristica zona ricca di negozi, supermercati, servizi e vicino alla fermata della metropolitana di Piazza di Spagna. Situato in una tranquilla traversa di un palazzo d'epoca ben tenuto, l'appartamento si raggiunge tramite ascensore fino al 3° piano poi salendo due ulteriori rampe di scale. Circa 110mq. oltre a 70mq. terrazzo panoramico, l'appartamento è così suddiviso:

Ingresso con guardaroba su misura che conduce al soggiorno. SOGGIORNO: Ampio soggiorno open space con pavimenti in marmo e soffitti alti. Molte finestre e due doppie porte che si aprono direttamente sulla terrazza rendono questa stanza molto luminosa e ariosa.
Cucina: Bella, moderna cucina su misura completamente attrezzata con lavastoviglie, lavatrice, forno a microonde, spazio di archiviazione e ripiano. Intera parete di finestre con vista sui tetti circostanti.

TERRAZZO: Esce direttamente dalla zona giorno e pranzo, questo grande 70mq. terrazza ha una vista aperta sui tetti circostanti. Un'incantevole oasi di sole e tranquillità con vista mozzafiato sulla vecchia Roma. Abbastanza grande per intrattenere all'aperto, cenare al fresco e rilassarsi.

CAMERE DA LETTO: Camera matrimoniale con armadi a muro che si affacciano su un tranquillo cortile interno. Bagno in suite: bagno padronale con doccia, w\ce bidet. CAMERA PER GLI OSPITI: Seconda camera da letto con armadi a muro e scrivania, intera parete di finestre. Bagno per gli ospiti:

Situato nel corridoio, secondo bagno completo con doccia. Questa proprietà è stata meticolosamente restaurata secondo uno standard moderno elevato, è dotata di aria condizionata, finestre per tutte le stagioni, una cucina di design ed è molto luminosa, silenziosa ea pochi passi da tutto il centro di Roma.

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