

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
Tel.: 06.321.2341 - Fax: 06.321.5087  
www.romeproperty.com info@romeproperty.com

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**Property Code:** 2256

**Area:** HT15-PRATI-BORGO-VATICANO

**Near:** Center-prati-piazza Cavour

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 190

**Outdoor Sqm:** 70

**Outdoor Space:** Two Large Panoramic Terraces And Several Balconies

**furnished:** Yes (fully)

**Type of decor:** Mix-ecletic

**State of decor:** Very Good

**Total rooms:** 6

**Living room:** Spacious Triple Living

**Dining room:** Seperate Formal Dining

**Double bedrooms:** 2

**Single bedrooms:** 2

**Bathrooms:** 3

**Bathroom type:** 2 Tub And Shower,

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

**Kitchen type:** Large

**State of Kitchen:** Very Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:** Metro A

**Building condition:** Excellent

**Year built:** 1910-1920

**Neighborhood:** Central

**Condo expenses:** 750

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:** Trimestre Incl Acqua

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### Amenities:

- ✓ Air conditioning
  - ✓ Alarm
  - ✓ Attic/Top floor
  - ✓ Balcony
  - ✓ Built in closets
  - ✓ Close to park
  - ✓ Dining room
  - ✓ Dishwasher
  - ✓ Double windows
  - ✓ Elevator
  - ✓ Fireplace
  - ✓ High Floor 2+
  - ✓ High ceilings
  - ✓ Maid service
  - ✓ Public transport
  - ✓ Satellite
  - ✓ Shower
  - ✓ TV
  - ✓ Terrace
  - ✓ Tub
  - ✓ View
  - ✓ Washing machine
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## Detailed Description:

**Proprietà non disponibile ad uso ricettivo!!**

**Attic: Prati- Piazza Cavour: Beautiful, semi-furnished, flat with Large private Terrace. Entrance, large living, 2 main bedrooms, study, maid's room, 3 baths. Air conditioning, parquet floor, fireplace, modern bathrooms. Quiet, bright, in elegant area.**

### Apartment

This exquisite 3 bedroom is a true gem in the heart of Prati, occupying the entire last floor of an elegant 1900s building with an elevator. The apartment has all the amenities that you need nearby; supermarkets, high-street shops along Via Crescenzio, bars, and restaurants. Walking distance to Castel Sant'Angelo, and a leisurely stroll to the Vatican. Well connected by public transport and close to the metro A line. The apartment is approx 200 sqm in addition to 60 sqm of terraces; on the top floor with an elevator, and is divided as follows:

- **Entrance:** has a small hallway and has the option to lead either to the dining/kitchen area or to the formal living room.
- **Living room:** a grand and spacious formal living, with elegant soft furnishings, wooden parquet flooring, and tastefully decorated with selected artworks. A nice decorative fireplace confers the living room with a warm yet polished feel. Four large windows open onto elegant small balconies and a large private terrace. A lot of natural light basks in the living room all day long.
- **Terrace:** can be accessed from the living room. A large and spacious outdoor area, with pleasant views, is a rare find in Prati. Big enough for any botanist that wants to grow one's own plants and raised vegetable patch, and be able to entertain guests and eat al fresco.
- **Dining room:** a separate dining area is accessed via the living room or via the kitchen/maid's quarters. A lovely dining table that can be extended to host 12 people, and two French doors opening onto a private terrace.
- **Kitchen:** a small yet functional kitchen, marble countertops, with a breakfast table, and ample storage space. Is equipped with all the white goods, a wine cooler, flatware, tableware, pots, and pans.
- **Maid's room:** this room is fitted with built-in closets and has a single bed with an extra pull-out bed.
- **1st Bathroom:** next to the maid's room is the serve bathroom with shower.
- **Master bedroom:** a spacious room with a double bed, plenty of built-in closets, and a walking closet. Plenty of natural light and facing a quiet road.
- **2nd Bathroom:** the Master bedroom comes with a modern and recently installed en-suite bathroom with a tub and showerhead, w/c and bidet.

- **2nd bedroom:** a second double bedroom, parquet flooring with a single bed, built-in closets.

- **3rd bathroom:** an ample bathroom with tub and showerhead.

- **3rd bedroom/Study:** a charming small room, with built-in bookshelves, would be ideal as a nursery or guest room. It has its own small terrace, also flooded with natural light all day long.

A gracious and elegant flat, with spacious areas both for indoor and outdoor entertainment, flooded with natural light all day long. Air con in all areas, plenty of storage space, and located in an elegant neighbourhood, with all amenities and public transport within walking distance.

### Area

Prati, an elegant neighborhood in central Rome, imbued with history and with high street shops, charming bars, and a gamut of modern and traditional restaurants that feed both office workers and locals alike. Well-connected with buses, trams and the A-line. Conveniently located, a short walking distance from St. Peter's, Castel Sant'Angelo, and you just need to cross the Tiber to reach Piazza del Popolo/Via del Corso neighbourhood.

Attico: Prati-Piazza Cavour. Spazioso appartamento, grande salone di rappresentanza, 3 camere, 1 camera di servizio, 3 bagni, grande terrazza e balconi. Aria condizionata, parquet, camino, in un elegante stabile.

### Appartamento

Questo splendido appartamento si trova nel cuore di Prati, al terzo piano di uno stabile signorile, del 1900, con ascensore e ha l'aria condizionata in tutte le stanze. Il fiore all'occhiello dell'appartamento è la bellissima terrazza, Tutto a portata di mano: a due passi da negozi, supermercati, bar e ristoranti. Con mezzi pubblici sotto casa, tra cui il tram e metro A. L'appartamento è di circa 200 mq con 60 mq di terrazzo e balconi, suddivisa quanto segue:

**Entrata:** disimpegno che porta sia al salotto di rappresentanza che alla cucina.

**Salotto:** ampio salotto di rappresentanza, sempre illuminata da luce naturale, con camino di marmo, arredato con gusto e quadri piacenti, che donano un'atmosfera elegante e sobria. Parquet rovere rossa, porte finestre che danno accesso alla terrazza.

**Terrazza:** ampio spazio, ottimo per chi avesse il pollice verde per creare il suo piccolo orto botanico. Si ha abbondante spazio per ospitare pranzi/cene informali e non.

**Sala da pranzo:** accessibile sia dal salotto che dalla cucina, anche esso con porte finestre che danno accesso ad un balconcino. C'è un tavolo che può ospitare fino a 12 persone.

**Cucina:** spazi ben disposti, con tanti mobili con ripiani, tavolo da colazione, con tutti gli elettrodomestici, e fornita di stoviglie, pentole e tegami.

**Camera di servizio:** letto singolo con secondo letto estraibile. Armadio a muro per tutta la lunghezza della parete.

**Bagno di servizio:** adiacente alla camera di servizio, c'è un bagno con doccia.

**Camera padronale:** spaziosa camera con letto matrimoniale, cabina armadio e armadi a muro, ben illuminata da luce naturale.

**Bagno padronale:** bagno in camera, appena ristrutturata, moderna ed elegante.

**Seconda camera:** spaziosa con letto singolo, con comò, piccolo tavolino e sedia.

**Secondo bagno:** bagno di buone dimensioni con vasca e ben illuminata.

**Terza camera/studiolo:** grazioso spazio ideale come camera di un bambino o camera degli ospiti, ha un suo balcone privato che è esposto al sole tutto il giorno.

Appartamento molto charmant ed elegante, con considerevole terrazza. Impianto dell'aria condizionata per tutta la casa, in un'ottima zona silenziosa di Prati.

## **Zona**

Quartiere elegante nel centro di Roma. Ben servita da mezzi pubblici, con bei negozi che spaziano dal casalingo a boutique ricercati. Grandissima scelta bar e ristoranti sia moderni che tradizionali che servono sia ad una clientela degli uffici circostanti che agli abitanti del quartiere.

Photos / Images:







