

# CROFT

## REAL ESTATE

Via Gesu e Maria, 25 - Rome, Italy  
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**Property Code:** 2262

**Area:** HT25-BALDUINA-M. MARIO

**Near:** Balduina

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 140

**Outdoor Sqm:** 0

**Outdoor Space:** No

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Excellent

**Total rooms:** 3

**Living room:** Large

**Dining room:** In Living

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 2

**Bathroom type:** Jacuzzi And Shower

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

**Kitchen type:** Large

**State of Kitchen:** Very Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Central Heating

**Floor type:** Parquet & Other

**Luminosity:** Very Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Metro Cipro

**Building condition:** Excellent

**Year built:** 1950+

**Neighborhood:** Residential

**Condo expenses:** 203

**Other expenses:**

**Term:** Lt-1yr+

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
  - ✓ Alarm
  - ✓ Built in closets
  - ✓ Children allowed
  - ✓ Close to park
  - ✓ Dining room
  - ✓ Dishwasher
  - ✓ Doorman
  - ✓ Double windows
  - ✓ Elevator
  - ✓ Fireplace
  - ✓ High Floor 2+
  - ✓ High ceilings
  - ✓ Jacuzzi tub
  - ✓ Pets allowed
  - ✓ Previously rented
  - ✓ Public transport
  - ✓ Safe Box
  - ✓ Satellite
  - ✓ Shower
  - ✓ TV
  - ✓ Tub
  - ✓ Two entry doors
  - ✓ View
  - ✓ Washing machine
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## Detailed Description:

Available from May . Only diplomatic or expat .NO USO RICETTIVO

**Balduina: Panoramic views from this beautifully renovated and furnished 2 bedroom, 2 bath, large kitchen, living room. Bright, silent, parquet floors, air conditioning and garage. Rif# 2262**

### Apartment

Loated in the higher part of Baludina in a modern building directly in front of a park, walking distance to shops, supermarkets and the Bauldina light rail with trains to the Vatican and Trastevere.

This flat is situated on the third floor of a well kept, secure building and is approx. 140mq. divided as follows: Formal foyer with white marble floors leading into spacious double living room with parquet floors, a fireplace, lot's of natural light and tastefully furnished with modern pieces. DINING ROOM: Formal dining room with table for 8. Both the living and dining room have spectacular panoramic views of the Roman skyline. KITCHEN: Modern, fully equipped kitchen with lots of counter and storage space and breakfast area. BEDROOMS: Large master bedroom with two windows, parquet floors, air conditioning, big walk in closet. 2nd Bedroom: Parquet floors, built in closets and parquet floors. Baths: Master bath all in marble with Jacuzzi tub and shower. Guest Bath: Modern, full bath with shower. In addition, the flat comes with a large private garage located in the basement of the building. Rif.#2262

This beautiful modern home is located in on a quiet residential street, in a modern well kept building with a doorman and walking distance from all services and transport. Directly in front of a park, perfect for children and animals. The house has panoramic open views of Rome, offering beautiful sunset and evening perspectives.

### Appartamento

Situato nella parte alta di Baludina in un edificio moderno direttamente di fronte a un parco, a pochi passi da negozi, supermercati e dalla metropolitana leggera Bauldina con treni per il Vaticano e Trastevere. Questo appartamento si trova al terzo piano di un edificio ben tenuto e sicuro ed è di ca. 140 mq. suddivisa come segue:

Atrio formale con pavimenti in marmo bianco che conduce in un ampio soggiorno doppio con pavimenti in parquet, camino, molta luce naturale e arredato con gusto con pezzi moderni.

SALA DA PRANZO: sala da pranzo formale con tavolo per 8. Sia il soggiorno che la sala da pranzo hanno spettacolari viste panoramiche sullo skyline romano. CUCINA: cucina moderna e completamente attrezzata con un sacco di bancone e spazio di archiviazione e zona colazione.

CAMERE DA LETTO: Ampia camera matrimoniale con due finestre, pavimenti in parquet, aria condizionata, ampia cabina armadio.

2a camera da letto: pavimenti in parquet, armadi a muro e pavimenti in parquet. Bagni: bagno padronale tutto in marmo con vasca idromassaggio e doccia. Bagno per gli ospiti: bagno moderno e completo con doccia.

Inoltre, l'appartamento è dotato di un ampio garage privato situato al piano interrato dell'edificio. Rif.#2262

Questa bella casa moderna si trova in una tranquilla strada residenziale, in un edificio moderno ben tenuto con portiere ea pochi passi da tutti i servizi e trasporti. Direttamente di fronte a un parco, perfetto per bambini e animali. La casa ha una vista panoramica aperta su Roma, offrendo splendide prospettive al tramonto e serali.

Photos / Images:

















