

CROFT

REAL ESTATE

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Property Code: 2336

Area: HT20-FLAMINIO VILAGGIO OLIMPICO

Near: Dentro Villa Riccio

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: 3

Sqm: 100

Outdoor Space: None

Type of decor: Modern

Total rooms: 3

Dining room: In Living

Single bedrooms: 0

Bathroom type: Shower

Kitchen type: Large

Cooking facilities: Gas Cookers+oven

Floor type: Parquet

Noise level: Silent

Public transport: Tram

Year built: 1910-1920

Condo expenses: 100

Term: Lt-1yr+

Outdoor Sqm: 0

furnished: Yes (fully)

State of decor: Excellent

Living room: Bright, High Ceilings

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:

Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Elevator
- ✓ Safe Box
- ✓ View

- ✓ Balcony
- ✓ Close to park
- ✓ Doorman
- ✓ High Floor 2+
- ✓ Shower
- ✓ Washing machine

- ✓ Built in closets
 - ✓ Cloths dryer
 - ✓ Double windows
 - ✓ High ceilings
 - ✓ TV
-

Detailed Description:

NO USO RICETTIVO. Available from 5th of April 2025.

Center-Flaminio: Modern, completely new, fully furnished 2 Bedroom, 2 baths, living room, custom kitchen situated in beautiful Palazzo d'Epoca with doorman and elevator. Bright, silent, parquet floors throughout, air conditioning, pleasant views, near all shops, transport and center. Ref #2336

Apartment

This apartment is located in a beautiful period building in the older portion of the Flaminio quarter, just a short walk from the Tram running directly to Piazza del Popolo. The area is packed with quality neighborhood shops, restaurants, cafe's and close to parks, Parco della Musica, the Maxxi Museum and the riverside and the Historic Center. The flat is located on a 4th floor with elevator, is approx. 85 mq. and divided as follows:

Entrance into living room with lots of natural light, double glazed windows and parquet floors. Large sofa bed . Dinnig table with 4 chair

Kitchen: Open plan New kitchen, fully equipped with dishwasher, washing/drier machine, large fridge, breakfast bar for and is very bright

Bedrooms: Master bedroom with closet and on suite large bathroom with shower . High ceilings, parquet floors, air conditioning, bright and sunny.

2nd Bedroom bright and quiet.Baths:Two bathrooms, one on-suite in the master bedroom and one in the corridor, both brand new and each with an oversized shower.

The home is very well furnished with modern pieces, including flat screen T.V, satellite installed and has custom wood floors throughout, new baths and kitchen. A lovely modern flat located in a characteristic well kept building in a much sought after area, excellently serviced and near the center, prati, parks and sports facilities.

Area

Flaminio is a very convenient area, located a short distance from Piazza del Popolo and directly across the river from Prati. Well serviced by buses, Tram no. 19 to centre or Parioli and a lot of neighbourhood shops. Also near to the metro A-Flaminio stop and the train station, with direct connections to North Rome's lake district. There are also a large number of sporting clubs within close proximity of the Riverside.

Centro-Flaminio: Appartamento sito in contesto storico, finemente ristrutturato e arredato, ingresso, soggiorno, 2 camere, 2 bagni, pavimenti in parquet, cucina attrezzata, aria condizionata, luminoso e silenzioso. Rif.2336

Appartamento

L'appartamento si trova a pochi passi da Ponte Milvio in un bellissimo complesso , comodo a piedi per raggiungere negozi, ristoranti, teatri, il Parco della Musica, il Maxxi e ben collegato con i mezzi pubblici. Il tram numero 2 lo collega direttamente con Piazza del Popolo. L'appartamento si trova al quarto piano con ascensore, misura circa 85mq ed è così diviso:

-Ingresso direttamente in soggiorno molto luminoso con pavimenti in parquet, aria condizionata, finestre con doppi vetri con grande divano letto e tavola da pranzo con 4 sedie.

Cucina a vista con isola , nuova completamente attrezzata e abitabile , con lavastoviglie,lavatrice/asciugatrice .Angolo cottura ad induzione frigo grande.

-Camere da letto: 2 camere, entrambe di buone dimensioni con bell'affaccio.

L'appartamento è arredato in ogni minimo dettaglio, c'è anche una TV a schermi piatto, con collegamento satellitare, pavimenti fatti su misura, bagni e cucina. Molto ampio, tranquillo e situato vicino ad ogni.

Zona

Il quartiere Flaminio è una zona particolarmente comoda, situata a poca distanza da Piazza del Popolo e direttamente al di là del Tevere rispetto al quartiere Prati. Ben servito da autobus, dal tram no. 19 che collega al quartiere Parioli ed al centro e da tanti negozi di tutti i generi. Vicino anche alla fermata linea metro A- Flaminio ed alla stazione della ferrovia con collegamento verso Roma Nord e verso il lago di Bracciano. Ci sono anche tanti circoli sportivi sul Lungotevere.

Photos / Images:







