

# CROFT

## REAL ESTATE

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**Property Code:** 2352

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

**Near:**

**Region:** Lazio

**Province:** Roma Centro

**Property Type:** Apartment

**Floor:** 3

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**Sqm:** 360

**Outdoor Space:**

**Type of decor:** Mix-ecletic

**Total rooms:** 8

**Outdoor Sqm:**

**furnished:**

**State of decor:** Moderna

**Living room:** Salone Triplo

**Dining room:** Seperato Per 12

**Single bedrooms:** 0

**Bathroom type:** Vasca E Doccia

**Kitchen type:** Large

**Double bedrooms:** 5

**Bathrooms:** 5

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

**State of Kitchen:** Nuovo, Moderno

**Cooking facilities:** Electric Cookers+oven

**Floor type:** Parquet & Other

**Noise level:** Silent

**Public transport:**

**Heating:** Central Heating

**Luminosity:** Bright

**Parking:** 1 Car Garage

**Building condition:** Excellent

**Year built:** 1910-1920

**Condo expenses:** 3600

**Term:** For Sale

**Neighborhood:** Central

**Other expenses:**

**Utilities active:**

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### Amenities:

- ✓ Air conditioning
- ✓ Children allowed
- ✓ Dishwasher
- ✓ Elevator
- ✓ Public transport
- ✓ View

- ✓ Alarm
- ✓ Cloths dryer
- ✓ Doorman
- ✓ High Floor 2+
- ✓ Shower

- ✓ Cantina Cellar
  - ✓ Dining room
  - ✓ Double windows
  - ✓ High ceilings
  - ✓ Tub
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## Detailed Description:

### APARTMENT

This beautifully, design renovated 5 bedroom apartment is located along the prestigious Lungotevere dei Mellini. The flat is on the 3rd floor, serviced by a lift and the building has a doorman. The bright and sophisticated interiors were designed to fuse some classical elements together with a modern twist. Experience the best of Rome from this prime location along the Tiber embankment, offering stunning views and close proximity to iconic landmarks such as the Vatican and Piazza Navona. This area combines historic charm with modern convenience, situated in the vibrant, well-connected neighbourhood of Prati.

This gorgeous property is approx. 360 sqm and is divided as follows:

**Entrance:** a long corridor runs through the apartment, and allows for a functional division of the apartment into living and sleeping areas.

**Living:** an ample double-living room, with big windows that allow plenty of natural light in, with quaint views of the Tiber embankment and of Roman rooftops and church steeples.

**Office/TV room:** a cosy room, with an in-built library, an ideal environment to relax or to work remotely.

**Dining room:** a spacious dining room, that can be used for formal settings, in close proximity to the living room and across from the kitchen.

**Kitchen:** a chef's kitchen, kitted out with all the top-notch modern appliances, and designed to encourage conviviality through a spacious counter perfect for informal meals or aperitifs.

**Guest bathroom:** a comfortable bathroom, within easy access from the living room

**Gym:** equipped for your fitness needs with TV screen, allowing you to maintain an active lifestyle at home.

**Study:** a separate environment that is conducive to some quiet work, with a "secret" passage to the kitchen.

**Guest bedroom 1:** a spacious double bedroom, with its own modern en-suite bathroom.

**Guest bedroom 2:** a second double bedroom, also with its own modern en-suite bathroom.

**Walk-in closet:** the perfect walk-in closet with "hers" and "his" areas, with all the necessary racks and organizers

**Bathroom 1:** through a hidden entrance from the walk-in closet, you'll gain access to a spacious bathroom with a big shower

**Bathroom 2:** a sleek bathroom, with a large bathtub, perfect for those bubbly baths

**Master bedroom:** an elegant dark royal blue palette dominates the walls, spacious, luminous and quiet

**Stockroom:** spacious stockroom with armored door

**Garage:** there is the possibility of purchasing a garage within the building, at an extra cost

With its blend of historic elegance and modern amenities, this apartment offers a luxurious and comfortable living experience in one of Rome's most sought-after locations. Whether you're enjoying the scenic views of the Tiber River or exploring nearby cultural landmarks, this apartment provides the perfect home base for experiencing the beauty and vibrancy of Rome.

### Apartamento

Nel cuore della Città Eterna, lungo il maestoso Lungotevere dei Mellini, si erge un'esclusiva dimora, frutto di un'accurata opera di restauro che ha sapientemente fuso l'eleganza classica con il design contemporaneo.

L'appartamento, sito al terzo piano di un palazzo signorile dotato di servizio di portineria e ascensore, è grande circa 360 mq e offre la possibilità di configurare fino a cinque camere da letto, adattandosi così alle esigenze di una clientela esigente.

### Interni di Raffinata Bellezza

La luce naturale inonda gli interni, esaltando la ricercatezza dei materiali e l'armonia degli spazi. Il lungo corridoio d'ingresso conduce a un'ampia zona giorno, composta da un salone doppio con vista panoramica sul Tevere, uno studio/sala TV con libreria a muro, una sala da pranzo formale, lavanderia e una cucina di alta gamma, dotata di ogni comfort moderno.

Un bagno ospiti, una palestra attrezzata e uno studio con passaggio segreto alla cucina completano la zona giorno.

### Zona Notte di Pregio

La zona notte, separata e silenziosa, ospita due camere matrimoniali con bagno en suite, una zona ampia addebita a cabina armadio con spazi dedicati "per lei" e "per lui", due bagni di design (uno con doccia, l'altro con vasca) e una camera padronale con palette blu reale, che evoca atmosfere di regale eleganza.

Un ripostiglio blindato e la possibilità di acquistare un garage all'interno dell'edificio aggiungono ulteriore valore a questa proprietà unica.

### Un'Esperienza di Vita Esclusiva

Questa lussuosa residenza nobiliare offre un'esperienza di vita senza pari, combinando la bellezza di un contesto storico di prestigio con i comfort di un'abitazione moderna. La posizione privilegiata, a pochi passi dal Vaticano e da Piazza Navona, permette di immergersi nella vibrante atmosfera della Città Eterna, godendo al contempo della tranquillità e dell'eleganza del quartiere Prati.

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Photos / Images:



