

# CROFT

## REAL ESTATE

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**Property Code:** 2402

**Area:** HT18-PARIOLI

**Near:** Villa Borghese\pinciana

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 130

**Outdoor Space:** None

**Type of decor:** Modern

**Total rooms:** 5

**Outdoor Sqm:**

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

**State of decor:** Excellent

**Living room:** Spacious Living

**Dining room:** In Kitchen

**Single bedrooms:** 1

**Bathroom type:** Shower

**Kitchen type:** Large

**Double bedrooms:** 2

**Bathrooms:** 2

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

**State of Kitchen:** New

**Cooking facilities:** Electric Cookers+oven

**Floor type:** Parquet & Other

**Noise level:** Silent

**Public transport:** Buses

**Heating:** Central Heating

**Luminosity:** Very Bright

**Parking:** None - Street

**Building condition:** Excellent

**Year built:**

**Condo expenses:** 185

**Term:** Lt-1yr+

**Neighborhood:** Central

**Other expenses:** 220 Heating

**Utilities active:**

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### Amenities:

✓ Air conditioning

✓ Dining room

✓ Double windows

✓ Pets allowed

✓ Shower

✓ Children allowed

✓ Dishwasher

✓ Elevator

✓ Previously rented

✓ View

✓ Close to park

✓ Doorman

✓ High Floor 2+

✓ Public transport

✓ Washing machine

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## Detailed Description:

Parioli: Spacious, bright, 3 bedroom, 2 bath fully renovated flat. New kitchen, bright, silent, elegant doorman building. #2402

**Located in the heart of the prestigious Parioli district**, within a stately building featuring concierge service, we offer for rent a refined 130 sqm apartment. Situated on the second floor with an elevator, the property has undergone a full high-end renovation and is in pristine, "turn-key" condition. This residence stands out for its natural light and quiet atmosphere, while being just steps away from Villa Borghese, high-end shops, and essential services.

Exclusively for Diplomatic Corps or corporate residential use.

**Living Area:** A grand entrance with a spacious hallway, ideal for bespoke cabinetry or libraries, leads into a bright, expansive living room with large windows.

**Kitchen:** A beautiful, modern, and fully-equipped kitchen featuring top-tier appliances. The space is large enough to comfortably accommodate a dining table for 6-8 people.

**Sleeping Quarters:** 2 Large double bedrooms (one featuring an en-suite bathroom). A **Single bedroom**, perfectly suited as a private study or home office.

**Bathrooms:** Two brand-new bathrooms finished to high standards, both featuring spacious double showers.

**Elegante Appartamento Ristrutturato – Parioli, Viale Bruno Buozzi.** Situato nel cuore del prestigioso quartiere Parioli, in un palazzo signorile con servizio di portierato, proponiamo in locazione un raffinato appartamento di circa 130 mq. La proprietà, situata al secondo piano con ascensore, è stata oggetto di una ristrutturazione integrale con finiture di alto pregio, mai abitata dopo i lavori. L'immobile si distingue per la luminosità naturale e la silenziosità degli ambienti, pur trovandosi a pochi passi da Villa Borghese e da tutti i principali servizi.

**Zona Giorno:** Grande ingresso con corridoio spazioso, ideale per ospitare librerie e arredi di design. Ampio e luminoso soggiorno caratterizzato da grandi vetrate.

**Cucina:** Moderna, completamente attrezzata con elettrodomestici di ultima generazione e dimensioni tali da ospitare comodamente un tavolo per 6-8 persone.

**Zona Notte:** 2 ampie camere matrimoniali (di cui una con bagno en-suite). camera singola ideale anche come studio professionale.

**Bagni:** Due bagni completi, finemente ristrutturati e dotati di ampie cabine doccia doppie.

Esclusivamente uso residenziale per Corpo Diplomatico o profili istituzionali.

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Photos / Images:











