

# CROFT

## REAL ESTATE

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**Property Code:** 2418

**Area:** HT12-S.SABA-PORTA LATINA-METRONIO

**Near:** San Saba- Fao-aventino

**Region:** Lazio

**Province:** Roma

**Property Type:** Apartment

**Floor:** 2

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**Sqm:** 170

**Outdoor Sqm:** 15

**Outdoor Space:** Small Terrace & Balconies

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

**Type of decor:** Modern

**State of decor:** Good

**Total rooms:** 5

**Living room:** Spacious, Fireplace

**Dining room:** Separate

**Double bedrooms:** 3

**Single bedrooms:** 0

**Bathrooms:** 3

**Bathroom type:** 2-shower, 1 Tub

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

**Kitchen type:** Large

**State of Kitchen:** Good

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Parquet

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** 1 Car Garage

**Public transport:** Buses, Metro B And Ostiense Trains

**Building condition:** Excellent

**Year built:** 1950+

**Neighborhood:** Central

**Condo expenses:** 200

**Other expenses:**

**Term:**

**Utilities active:**

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### Amenities:

- ✓ Balcony
  - ✓ Close to park
  - ✓ Elevator
  - ✓ High ceilings
  - ✓ Satellite
  - ✓ Tub
  - ✓ Built in closets
  - ✓ Dining room
  - ✓ Fireplace
  - ✓ Pets allowed
  - ✓ Shower
  - ✓ Children allowed
  - ✓ Dishwasher
  - ✓ High Floor 2+
  - ✓ Public transport
  - ✓ Terrace
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## Detailed Description:

San Saba: Spacious 3 Bedroom, 3 bath, large living-dining with fireplace, small terrace, balconies garage. Situated on a very quiet street, this bright apartment has parquet floors, newly renovated bathrooms and a parking spot. Near FAO, shops, services. Ref #2418

### Apartment

This bright and tranquil 170 sq.m. apartment is located on a quiet, tree-lined street at the top of San Saba hill, one of Rome's most sought-after neighborhoods. Situated on the second floor of a well-maintained building with an elevator, the property offers a perfect blend of comfort and classic Roman elegance.

The apartment features a spacious double living room with a cozy fireplace and large windows that fill the space with natural light. Adjacent to the living room is a separate dining room, which opens onto a charming livable terrace overlooking serene internal gardens—ideal for morning coffee or a quiet dinner.

The residence includes a fully furnished kitchen, an adjoining laundry room, and a service bathroom that could also function as a small maid's room.

The sleeping area consists of three peaceful bedrooms:

The master suite has a private balcony and an en-suite bathroom with both a shower and tub, entirely renovated in elegant travertine marble.

The second and third bedrooms both have built-in closets and share a second bathroom with a shower, also finished in travertine marble.

The apartment is notably quiet, features classic parquet floors throughout, and has independent heating. A dedicated parking space in the underground garage is included.

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This property is in an excellent location, offering easy access to local shops, markets, and major transport hubs. It's also conveniently close to the FAO and St. Stephen's School.

san Saba: 3 camere da letto spaziose, 3 bagni, ampio soggiorno-pranzo con camino, piccola terrazza, garage balconi. Situato in una strada molto tranquilla, questo luminoso appartamento presenta pavimenti in parquet, bagni rinnovati di recente e un parcheggio. Vicino alla FAO, negozi, servizi, trasporti. # 2418

### Appartamento

Questo luminoso e tranquillo appartamento di 170 mq si trova in una tranquilla strada alberata in cima al colle di San Saba, uno dei quartieri più ricercati di Roma. Situato al secondo piano di un palazzo ben tenuto con ascensore,

l'immobile offre un perfetto connubio tra comfort e classica eleganza romana.

L'appartamento dispone di un ampio soggiorno doppio con un accogliente camino e ampie finestre che inondano l'ambiente di luce naturale. Adiacente al soggiorno si trova una sala da pranzo separata, che si apre su un'incantevole terrazza vivibile con vista sui tranquilli giardini interni, ideale per un caffè mattutino o una cena tranquilla.

L'abitazione comprende una cucina completamente attrezzata, una lavanderia adiacente e un bagno di servizio che può essere utilizzato anche come piccola stanza di servizio.

La zona notte è composta da tre tranquille camere da letto:

La suite padronale dispone di un balcone privato e di un bagno privato con doccia e vasca, interamente ristrutturato in elegante marmo travertino.

La seconda e la terza camera da letto dispongono entrambe di armadi a muro e condividono un secondo bagno con doccia, anch'esso rifinito in travertino.

L'appartamento è particolarmente silenzioso, presenta pavimenti in parquet classico in tutti gli ambienti ed è dotato di riscaldamento autonomo. È incluso un posto auto riservato nel garage sotterraneo.

Questa proprietà si trova in un'ottima posizione, con facile accesso a negozi, mercati e principali snodi dei trasporti locali. È inoltre comodamente vicina alla FAO e alla St. Stephen's School.

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Photos / Images:

