

CROFT

REAL ESTATE

Via Giulia 134, 00186 - Rome, Italy
Tel.: 06.321.2341 - Fax: 06.321.5087
www.romeproperty.com info@romeproperty.com

Property Code: 2432

Area: HT31-VILLA BONELLI-MAGLIANA-PORTUENSE

Near: Villa Bonelli-magliana

Region: Lazio

Province: Roma

Property Type: Apartment

Floor: First

Sqm: 50

Outdoor Space: Balcony

Type of decor: Modern

Total rooms: 2

Outdoor Sqm: 3

furnished: Semi (kitchen & Bath)

State of decor: Good

Living room: 1

Dining room: In Living

Single bedrooms: 0

Bathroom type: Shower

Kitchen type: Small

Double bedrooms: 1

Bathrooms: 1

Fridge/Freezer: Ff-full Size

State of Kitchen: Good

Cooking facilities: Gas Cookers+oven

Floor type:

Noise level: Silent

Public transport: Buses

Heating: Independent Gas

Luminosity: Very Bright

Parking: None - Street

Building condition: Excellent

Year built: 1950+

Condo expenses: 100

Term: Lt-1yr+

Neighborhood: Residential

Other expenses:

Utilities active:

Amenities:

✓ Balcony

✓ Elevator

✓ Shower

✓ Doorman

✓ Pets allowed

✓ Double windows

✓ Public transport

Detailed Description:

BRIGHT, SEMI-FURNISHED 55 sqm APARTMENT

The apartment is located in a beautiful building with concierge service and comprises:

Entrance hall, living/sleeping area, renovated bathroom, and separate kitchen with a balcony.

The apartment enjoys excellent exposure—predominantly South-facing—making it BRIGHT and AIRY.

Features include:

- Security door;
- PVC window frames;
- Central heating with individual consumption meters;
- Furnished kitchen complete with appliances: stove, oven, and refrigerator;
- Flooring: terracotta tiles in the kitchen, marble in the entrance, marble-chip tiles in the sleeping area and hallway, and ceramic tiles in the bathroom.

KEY HIGHLIGHTS of the apartment:

- Quiet residential neighborhood;
- Excellent condition of the apartment;
- Central location—well-connected and rich in shops, services, offices, supermarkets, and pharmacies. Within walking distance:
- The American International School ("Ambrit School");
- The San Camillo – Forlanini – Spallanzani hospital complex;

"Agreed-rent" contract (canone concordato) with flat-rate tax option (cedolare secca). 3+2 year contract. REQUIRED

PROFILE: Highly qualified tenants with permanent employment contracts and/or certified income.

Photos / Images:



