

Penthouse for Sale to Roma : Flaminio



196 square meters | : 3 | : 3 | : 8

Vigna Stelluti/ Via Flaminia - Splendid 4th-floor apartment recently renovated with quality materials in one of the capital's most prestigious residential areas.

Located in an elegant 1960s building with concierge service and a meticulously maintained entrance garden, this extraordinary property measures approximately 180 m² and is divided into 8 rooms, including 3 comfortable bedrooms and 3 brand new bathrooms, the largest of which features a Novellini whirlpool tub.

A spacious, sun-drenched living room with windows and stunning views, enhanced by a large custom-built Ernesto Meda kitchen featuring a Samsung American-style refrigerator, makes this property a true gem. Completing the living area, which opens onto the terrace, is a room to the right of the living room, with its own window. Currently serving as a pantry with custom-built shelving, it can easily be converted into a servant's quarters with a bathroom.

This charming apartment, thanks to its three-sided exposure, enjoys natural light throughout the day and a unique panoramic view. The property, restored with particular care and dedication, also features a security door with double European locks and is impeccably maintained, complete with valuable furnishings.

The apartment's windows and doors, all made of wood and aluminum by Sciuker in natural American cherry, are equipped with horizontal and vertical mosquito nets. The door frames are removable and have electric shutters with slow-closing mechanisms. This combination of features guarantees excellent acoustic and thermal insulation, comfort, and significant energy savings.

The sleeping area, as well as the three comfortable bedrooms, all with six-door built-in wardrobes with their own bathrooms, have, like the living area, a 12.5 mm thick Giordano parquet floor, while all the doors in the house are Bortolotto.

The property is equipped with a safe and a Combivox volumetric alarm system with external protection and eight Dahua color cameras, for added security and peace of mind. Ducted ceiling air conditioning is installed throughout the home, with individual thermostats for each room. Daikin inverter heat pump units are available in both trial and single-unit versions.

The property's perimeter balconies are equipped with new Tempotest awnings and a Gardenia irrigation system with channeled collection of excess water. The portion of the perimeter balcony overlooking the communal garden can be used as a small terrace, perfect for enjoying relaxing moments outdoors on beautiful summer days.

The property includes a garage with a furnished mezzanine, constructed with a reinforced steel structure. The attached garage also features an electric vehicle charging socket, a fire extinguisher, a mosquito net, and three bicycle racks. A convenient attic space, furnished with custom-built shelves like those in the fifth-floor garage, completes the apartment. Satellite TV is also available.

This splendid apartment is the ideal solution for those seeking generous, bright spaces, high-quality finishes, panoramic views, and a strategic location in one of Rome's most exclusive residential areas.

Property details

---> Codice <---: via Flaminia Nuova	---> Motivazione <---: Sale
---> Tipologia <---: Penthouse	Region: Lazio
---> Provincia <---: Roma	---> Comune <---: Roma
---> frazione <---: Flaminio	---> Prezzo_Richiesto <---: € 1.100.000
---> Totale_mq <---: 196 square meters	---> camere <---: 3
---> bagni <---: 3	---> Locali <---: 8
: 4	: 5
: Yes	: 1960
: € 200	: Yes
: Single, 20 square meters	

Features

Terrace: 20 m²	Tv Antenna: Condominium	Tv SAT: Autonomous
Closet	Air-Conditioned	Parquet
Telephone System	Wiring: Up to standart	Sanitary Suspended
Jacuzzi	Shower	Wooden Window Frames
Aluminum Frames	Predisposition for Alarm	Safe-Deposit Box
Shutters	Shutters	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Playgrounds	Railway Station	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices











