

Apartment for Sale to Roma



435 square meters | : 3 | : 5 | : 13

Via Flaminia □ Prestigious property with private park, panoramic terraces, and period charm.

A short distance from Ponte Milvio, in a commanding position atop a verdant hill, we offer for sale a rare elegance residence within a stately early 20th-century building, graced by a charming private park with a landscaped lawn, a fountain, archaeological finds, magnolia trees, centuries-old pine trees, and a refined greenhouse. The building, equipped with an elevator and occupied by just four families, sits atop the hill, accessible via a private gate that leads to a tree-lined condominium road, culminating in a second period gate that leads to the main entrance.

The apartment, which retains its Belle Époque charm, can easily be transformed into the ideal residence for those seeking a quiet, green setting without sacrificing comfort or proximity to Rome's city center. Located on the upper first floor, the home enjoys splendid views of the park and the city. The interiors, in good condition, are distinguished by their brightness, harmonious spaces, and high-quality finishes.

A large entrance hallway leads to the reception area, consisting of an elegant living room with two period fireplaces, a dining room, and rooms overlooking rejuvenating views of the park below. From here, you access the first terrace of approximately 60 square meters, a true gem of the property, ideal for entertaining guests or relaxing outdoors in complete privacy. The fully equipped eat-in kitchen is adjacent to a study, two bathrooms, and a bedroom.

The sleeping area, well separated from the living area, includes three cozy bedrooms, a spacious bathroom, and a second terrace, perfect for reading or relaxing. The home's interiors are distinguished by high-quality finishes: marble floors, original fixtures, and 3.80-meter-high ceilings. The independent heating system ensures comfort during the winter months, while large windows on all four sides ensure natural light and ventilation in all seasons.

The building also features a large paved shared terrace, which opens like a panoramic balcony overlooking the Eternal City, and the aforementioned private park, a true oasis of tranquility. Condominium fees, approximately €1,000 per month, cover maintenance of the park and common areas. The property also includes a garage, two uncovered parking spaces, and a cellar ideal for storage.

The apartment is available upon deed and can be purchased partially furnished, including the kitchen. Recent renovations have

preserved the building's original elegance while ensuring its full efficiency.

A one-of-a-kind residence in one of Rome's most exclusive areas, perfectly connected to the airport and just minutes from prestigious schools, trendy boutiques, renowned restaurants, and essential services. Contact us to discover this unique residence exclusively and experience timeless elegance in Rome.

Certifications

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Property details

---> Codice <---: Flaminia	---> Motivazione <---: Sale
---> Tipologia <---: Apartment	Region: Lazio
---> Provincia <---: Roma	---> Comune <---: Roma
---> Prezzo_Richiesto <---: € 2.150.000	---> Totale_mq <---: 435 square meters
---> camere <---: 5	---> bagni <---: 3
---> Locali <---: 13	: 2
: 4	: Yes
: 1930	: Yes

Features

Terrace: 80 m ²	Tv Antenna: Condominium	Tv SAT: Condominium
Closet	Fireplace	Air-Conditioned
Parquet	Telephone System	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















