

Apartment for Sale to Roma : Appio Pignatelli



220 square meters | : 5 | : 4 | : 6

APPIA PIGNATELLI | CHARMING RESIDENCE WITH PRIVATE GARDEN, POOL, AND WELLNESS AREA

In the heart of one of the capital's most exclusive and private residential areas, just steps from the timeless charm of the Appian Way, we offer for sale the bare ownership of a prestigious residence surrounded by the greenery of the Appio Pignatelli neighborhood.

The property occupies the mezzanine floor of an elegant early 20th-century building consisting of just two residential units, a rare solution that combines privacy, representation, and quality of life in one of Rome's most sought-after areas.

With a total floor area of approximately 220 square meters, including 180 square meters of interior space, the apartment stands out for its harmonious spaces, excellent state of repair, and the refined atmosphere that permeates every room. The living area, spacious and bright thanks to its double exposure, opens to the outdoors through large windows that lead to the panoramic terrace, creating a natural continuity between interior and exterior. The open-plan kitchen elegantly connects with the reception areas, designed to accommodate family life and conviviality.

The sleeping area comprises three bedrooms, one en suite with a conservatory and private access to the garden, while the fourth bedroom is the wellness area with its own bathroom and a double waterbed. Three additional bathrooms complete the property, ensuring comfort, independence, and functionality for each family member and any guests.

The property's distinctive feature is its magnificent private outdoor space: a well-kept and private garden featuring a covered heated swimming pool and a sophisticated wellness area with a sauna and Turkish bath, accessed by a few steps paved with ancient Roman stone. A private oasis dedicated to well-being, rare in the Roman real estate landscape.

The residence features independent heating, double-glazed wooden window frames, an alarm system, and high-quality finishes that ensure high standards of comfort and security. The property also includes three uncovered parking spaces in the communal garden with two opposite entrances for easy access.

This offer represents an interesting investment opportunity for investors seeking a property that will retain and increase its value over

time, as well as for those seeking a prestigious home in an area that encompasses the best of Rome's historic and residential districts. Living in Appio Pignatelli means living next to the archaeological parks of Appia Antica, surrounded by historic villas, green areas and nature trails that are unique in the world, while maintaining a rapid connection to the historic centre, international airports and the main services of the city.

Possibility of purchasing full ownership as well.

Property details

---> Codice <---: Appia Pignatelli - Montegiove	---> Motivazione <---: Sale
---> Tipologia <---: Apartment	Region: Lazio
---> Provincia <---: Roma	---> Comune <---: Roma
---> frazione <---: Appio Pignatelli	---> Prezzo_Richiesto <---: € 525.000
---> Totale_mq <---: 220 square meters	---> camere <---: 4
---> bagni <---: 5	---> Locali <---: 6
: 2	: 1900
: Yes	

Features

Terrace: 40 m ²	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	Air-Conditioned	Parquet
Wiring: Up to standart	Jacuzzi	Shower
Wooden Window Frames	Predisposition for Alarm	Safe-Deposit Box
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











