

Study/Office for Sale to Roma : Prati



185 square meters | : 2 | : 6

Piazza Cavour | Former theater with change of use authorization in the heart of Prati

Just steps from Piazza Cavour, in the heart of one of the capital's most sought-after neighborhoods, we offer for sale a unique and charming property, located within an elegant period building.

This extraordinary space of approximately 185 square meters holds a unique history: once a renowned city theater, it is now a refined creative studio, characterized by evocative spaces, vaulted ceilings, and striking architectural details. The property has already obtained planning permission for residential use, offering exciting opportunities for transformation and enhancement.

Despite having a ground-floor entrance, the property benefits from pleasant natural light thanks to the views of the well-kept internal communal garden, a quiet oasis that contributes to a private and particularly evocative atmosphere.

Currently divided into six rooms and two bathrooms, the property lends itself to multiple design interpretations: a prestigious professional headquarters, a creative atelier, a showroom, a corporate studio, or a residence combined with a contemporary office in central Rome.

Its location is one of its main strengths. Nestled between the Prati neighborhood and the historic center, the property enjoys close proximity to institutions, professional offices, boutiques, restaurants, cinemas, and services of all kinds, in a vibrant and highly sought-after urban setting.

A rare offering on the market, ideal for those seeking a space with a strong identity, combining history, architecture, and potential for transformation in one of the city's most prestigious areas.

Property details

---> **Codice** <---: Belli

---> **Motivazione** <---: Sale

---> **Tipologia** <---: Study/Office

Region: Lazio

---> **Provincia** <---: Roma

---> **Comune** <---: Roma

---> **frazione** <---: Prati

---> **Prezzo_Richiesto** <---: € 750.000

---> **Totale_mq** <---: 185 square meters

---> **bagni** <---: 2

---> **Locali** <---: 6

: € 5

Features

Antifire

Nearby

Gyms

Spa

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





