

SANTANDREA
luxury houses

Price: €2,400,000

Bedrooms: 8

Bathrooms: 4

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Roma Lazio

Roma (Roma) - Via di Novella, a few steps from Villa Ada, we offer, in a 1940s building, a prestigious penthouse with large panoramic terraces. The property, unique on the floor with triple entrances, is visually divided into two apartments, one for professional use and the other for residential purposes. The area intended for office use opens with a large reception hall and consists of an elegant meeting room, a bright angular study room overlooking the greenery, a room with access to the terrace with a suggestive fountain, and three other double bedrooms services. The part of the property intended for home has a bright living room with a large window on the level terrace, three bedrooms with two bathrooms, one of which is en suite and a kitchen with dining area. The property also includes a large panoramic terrace above with access from both the terrace and the communal staircase, where we find an attic with a living room, kitchenette, bedroom and bathroom. The floors are marble and parquet, the heating is independent. Complete the box and cellar property.

Location

The Trieste 3 area, or Piazza Verbano area, is the area that rises between via Salaria and corso Trieste, from via Chiana to the African quarter and can be called the heart of the Trieste district. The square and adjacent streets were designed in the 1909 Town Plan. Thus was born a decent neighborhood with buildings of five or six floors with wavy facades, enriched by frames, balconies, built around large garden courtyards. In the complex of buildings, the church of San Saturnino stands out, a brick construction dedicated to the saint who was martyred on Via Salaria and buried in the Catacombs of Trastevere. Around these buildings, overlooking Piazza Verbano, via Tagliamento and via Chiana, the first villas were built, the Nemorensis Park and then buildings of good architecture. Nearby is the magnificent Villa Ada Park which rises in the northern part of the city, close to the Parioli district and overlooks the Via Salaria. This naturalistic area is the second largest in Rome. Furthermore, the whole area is characterized by the presence of numerous areas of historical and archaeological interest, given that some sites of great importance are located a short

distance from the Aurelian walls, such as the catacombs of Priscilla and Trasona.

Services

Via di Novella is part of the Vescovio district. We are 100 meters from the entrance of Villa Chigi, on the ancient Monte delle Gioie and the square is in the center of a well-recognized area, often called the district of Piazza Vescovio, between the district of Piazza Verbano, the African district, Villa Ada, and the Tangenziale Est. Today, together with not far Somalia, for public transport, the square has taken on a role of junction between the Trieste district and the neighborhoods grown beyond the Eastern ring road between via Salaria and via Nomentana in a northerly direction. Professional studies and commercial activities have multiplied over the years settling in the streets around the square which has been populated with dining rooms and enlivening its life.

Energy class: G

:0.10 kWh/m²year

Floor:5st

Number of rooms:10

Number of bedrooms:8

Number of baths:4

Number of terraces:2

Number of boxes:1

Concierge:No

Elevator / Lift:Yes

Heating:Autonomous

Air-conditioning:Present

