

Apartment in Via Sabazio a Roma

Apartment For Sale

SANTANDREA  
luxury houses

Price: €1,190,000

Bedrooms: 3

Bathrooms: 2

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Roma Lazio

Roma (Roma) - In the heart of the Trieste district, in a 1930s building with a characteristic garden in the internal courtyard and concierge service, we offer an elegant, completely renovated apartment. The main entrance leads to the double living room overlooking a balcony that embraces the entire living area and filters light and sun through the three large windows. The eat-in kitchen, elegantly furnished with sliding doors and high-quality woodworking paneling, is an integral part of the living room for family conviviality, and enriches the furnishings of the representative area. Complete the living area a comfortable laundry and a large closet. The sleeping area consists of 3 bedrooms: the master bedroom with large walk-in closet and the other two bedrooms with walls equipped with built-in wardrobes. Two bathrooms serve the sleeping area, one with a whirlpool tub and the other with a shower cabin. The materials used in the prestigious renovation such as the parquet throughout the house including the services, the high standing wooden structures, the marble used in the bathrooms, the ducted air conditioning, and the internal layout designed for all the comforts of a family unit, make the property ready to be immediately inhabited. An attic and a condominium parking space complete this interesting and valuable property.

#### Location

Built in the early years of the last century, the Trieste Salaria district is today a beautiful residential area where it is pleasant to take a walk.

The great green heart of the neighborhood is Villa Ada, a park very popular with joggers, full of ponds and lakes. The villa, once the private residence of Vittorio Emanuele III, is now the seat of the Egyptian Embassy. In the summer, it hosts outdoor concerts that are part of the "Rome meets the World" festival.

In the Trieste district, on the corner of via Tagliamento in the singular arch that connects two buildings, you enter the Coppede district. a set of 17 villas and 26 buildings with Tuscan turrets, Art Nouveau sculptures,

Moorish arches, Gothic gargoyles, frescoed facades and gardens with palm trees, all designed by the Florentine architect Gino Coppede between 1913 and 1926. The heart of the neighborhood is undoubtedly Piazza Mincio with its splendid Fountain of the Frogs.

Energy class: G

Global EP:0 kWh/m<sup>2</sup>year

Renewable index:0 kWh/m<sup>2</sup>year

Winter:

Summer:

Zero Energy:No

Floor:2st

Number of rooms:4

Number of bedrooms:3

Number of baths:2

Elevator / Lift:Yes

Garden:Shared

Air-conditioning:Present

