



Price: €1,950,000

Bedrooms: 5

Bathrooms: 4

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Roma Lazio

Roma (Roma) - A few steps from Porta Ardeatina and Parco della Caffarella, a quiet oasis in the heart of the Ardeatino district where silence and peace dominate sovereigns, an access point for those who want to go to the Appia Antica on foot or by bike. Close to this green lung, we propose, in an elegant building of the famous Piacentini architect, a prestigious panoramic penthouse, completely renovated with high standing materials, unique on the floor with three entrances. The suggestive terrace that surrounds the entire property enjoys a wonderful 360° view overlooking Rome and its surroundings - from the Roman castles, to the Eur, to the four important basilicas of Rome (San Pietro, San Giovanni, Santa Maria Maggiore, San Paolo Fuori le Mura), up to the Altare della Patria and finally Monte Mario.

From the main entrance you enter the reception area which, with the large windows on the terrace, filters light and sun, and where each window is a spectacular picture of the Eternal City.

The elegant double living room with fireplace welcomes us into the living area which also includes a study and a dining room. The French windows lead to the terrace where the livable area lends itself to relaxation and conviviality of the family and summer dinners with friends, enjoying a unique view of the city and the surrounding mountains. The sleeping area includes four bedrooms and three bathrooms, one of which is "en suite". All rooms have direct access to the terrace. The second entrance leads to the service area with a large kitchen with veranda / laundry and a comfortable bedroom with service bathroom.

The recent renovation was carried out on the project of a qualified scenographer architect who was able to grasp the potential of the property, taking care of every detail and using high quality materials. The floors are in fine teak wood throughout the house including the kitchen and the master bathroom, the bookcases and built-in wardrobes handcrafted by master carpenters, and the bathrooms with Bisazza decorations.

The French windows are in triple glazed wood for perfect thermal and acoustic insulation.

The false ceiling is designed to integrate both the lighting system with warm light LED spotlights, and to distribute and contain the air conditioning system and any supports for the curtains.

In addition, three external boilers divide the heating for the three areas of the building.

The property includes a comfortable cellar, a garage and two parking spaces.

The property is currently divided into two cadastral units, and the property is available to sell even only the largest apartment.

## Location

Via Cristoforo Colombo is a fast-flowing road in Rome, which connects the urban center of the capital to its hamlet of Ostia; it starts from Porta Ardeatina and continues in a south-west direction, ending on the coast in the Castel Fusano district. The Porta Ardeatina was one of the gates of the Aurelian walls in Rome, and is a halfway point between Porta Appia and Porta San Paolo near the modern arches in which the Cristoforo Colombo runs.

## Services

There are many reasons of interest for this road that leads to the sea, but also to the Garbatella neighborhoods, a symbol of romantic populism and the EUR, initially conceived as an office space, today also a residential area. In fact, the neighborhood hides, alongside a lively economic activity, also a soul suitable for families. Entering the more lateral streets with respect to the central Via Cristoforo Colombo, you can discover a modern building consisting not only of recently built buildings, but also of terraced or single-family houses surrounded by green vegetation. This whole area is perfectly served by public transport, starting from the four metro stops of line B.

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: 9<sup>st</sup>

Number of rooms: 9

Number of bedrooms: 5

Number of baths: 4

Number of terraces: 2

Number of boxes: 1

Elevator / Lift: Yes

Heating: Centralised

Air-conditioning: Present