

Hamptons

INTERNATIONAL



Largo Leopoldo Fregoli - Roma - Lazio

2 🏠 3 🏠

GUIDE PRICE

£2,170,000

(€2,500,000)

Property details



Key features

- **Exposition South east**
- **Terrace**
- **Heating Independent**
- **Lift**
- **Furnishings Fully furnished**

Attributes

- **Apartment**
-  **Commercial**
-  **Refurbished**

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Description

Dwelling Muse Rome, Parioli, Largo Leopoldo Fregoli. Beautiful apartment, completely and finely restored and never inhabited, in an enchanting position, in the most exclusive area of the Parioli district, a few steps from Piazza delle Muse and the wonderful villa Ada. The property is a truly unique opportunity, resulting from the splitting and redevelopment of a residence of greater entity. The homes on sale are the result of the project of renowned architect, where functionality and usability of the spaces denouncing the designer's dichotomous intent: "intimate and reserved" but at the same time "convivial and receptive". Environments characterized by confidentiality and personal connection, and at the same time by an atmosphere that promotes welcome. Furthermore, he gives the lucky user, a finely restored home with materials of high value, with attention to energy efficiency, and served by a sophisticated home automation system, but of simple use, which allows you to easily manage any system at the service of the asset. The entrance of the houses is on the ground floor of an elegant building which, built on a panoramic clivo, gives the properties the position of a high floor. The three housing units share a large resulting from the splitting of home.

- The 3B house measures about 80.00 square meters, distributed as follows: The large shared entrance, enters a second welcoming entrance with a bathroom for the guest, the environment that, through a large gallery, projects the guest into the representation area with kitchenette, from which you can access the terrace at the level, equipped with a large automated curtain. From the second entrance as well as from the connection gallery to the lounge, you access two bedrooms served by a bathroom, both with access to the beautiful terrace of approximately 65.00 square meters.
- The home 3C measures about 60.00 internal square meters, distributed as follows: The large shared entrance, enters a second welcoming entrance with a bathroom for the guest and closet, an environment from which you can access the large representative room directly with kitchenette, from which you can access the terrace at the level, of approximately 37.00 square meters, equipped with large automated curtain. From the hall you access the sleeping area with a hallway, bedroom and large bathroom.
- The 3D home measures about 120.00 internal square meters, distributed as follows: The large entrance shared, enters a second large reception room with wardrobe and a bathroom for guests, an environment which, through a large gallery, projects the guest in the representation consisting of the salon with open kitchen from which you can access the terrace at the level, of approx. About 30.00, equipped with large automated curtain. A second hallway connects to two bedrooms both with en suite bathroom and access to the terrace. Fantastic housing and investment opportunities, with very high profitability.

DETAILS
 Luxury residences
 New full restoration, never inhabited
 Precious finishes and fixed furnishings
 First level home automation
 Canalized air conditioning
 Automated parasol curtains
 Anti-intro-intrusion system
 Energy class A+
 3B home 86, 00 covered square meters
 65.00 sqm terrace
 100.00 commercial square meters
 Separate sales price on request
 Home 3C 67, 00 covered square meters
 37.00 sqm terrace
 77.00 commercial square meters
 Separate sales price on request
 3D home 127, 00 covered square meters
 30.00 sqm terrace
 135.00 commercial square meters
 Separate sales price on request

The neighborhood
 Among the most elegant and beautiful areas of Rome there is certainly the Parioli district. Located close to the Tiber and not far from the historic center, it is an area of relative recent construction, having been designed during the 1920s. In fact, according to many, the name of the neighborhood would derive from the Parioli mountains: of the hills present before the area on which the Peri were grown was urbanized. Today it is a quiet residential neighborhood where to find valuable properties and high quality services. The Parioli district is located in the northern area of the city. Delimited by via Salaria and viale dei Parioli, it borders the famous park of Villa Ada to the east and the Tiber river to the west. Its main roads are known for their refined architectures and large tree-lined routes. The neighborhood is easily accessible by public transport, with different bus lines that cross it and the tram lines 2, 3 and 19 that meet the neighborhood during their path. Here, moreover, it is possible to take advantage of the rail transport thanks to the Rome - Civita Castellana railway which - from Piazzale Flaminio - stop to Piazza Euclide, acetosa water and sports fields. Immersed in one of the most prestigious areas of Rome, living on Parioli means enjoying a high quality of life, where elegance is mainly residential. This neighborhood is renowned for its excellent schools, both public and private, which offer first level education. There is no shortage of health facilities and small clinics, while the presence of universities such as Luiss and research centers contributes to creating a culturally lively environment. On the real estate front, the Parioli stand out for luxury residences, elegant buildings and villas surrounded by greenery, where to enjoy maximum privacy and silence during night hours without excessively getting away from the central areas of the capital. Although the area close to the Tiber is designed as a place to retire after a

long day of work, there are many cultural opportunities. For lovers of music and art, the Auditorium Parco della Musica offers rich and varied programming, ranging from symphonic concerts to international events, such as the Rome Film Festival. Moving slightly, in the Flaminio district, you will also find the Maxxi museum, an institution for contemporary art. Fashionable clubs and gourmet restaurants meet the most demanding palates, offering very particular culinary experiences. The green areas, such as Villa Glori, Villa Ada with its central lake, and Villa Borghese are ideal if you are looking for a moment of relaxation in nature or if you want to practice outdoor sports. Finally, a short distance beyond the Tiber is located the Italian Forum and the Olympic Stadium. Living to Parioli, one of the most exclusive neighborhoods in Rome, offers a unique experience that combines pomp and tranquility. Among the advantages: Public green: the proximity to parks such as Villa Ada and Villa Glori offers large opportunities for outdoor activities, walks and sports in a quiet environment. Services and quality of life: the area is renowned for its excellence schools, university institutes and locations of important companies. Culture: with the Auditorium Parco della Musica and the numerous art









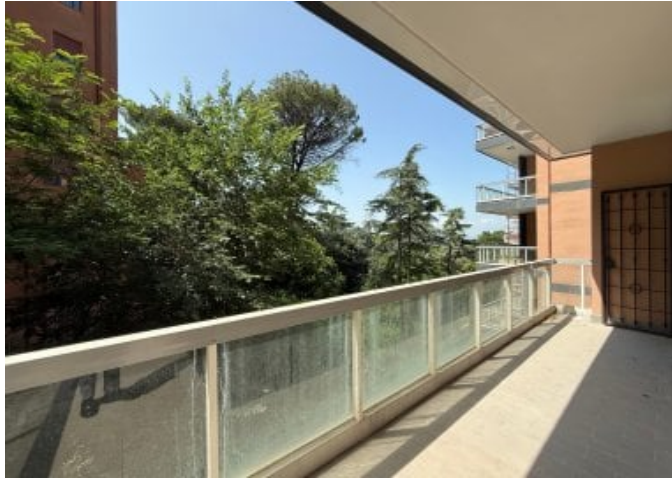


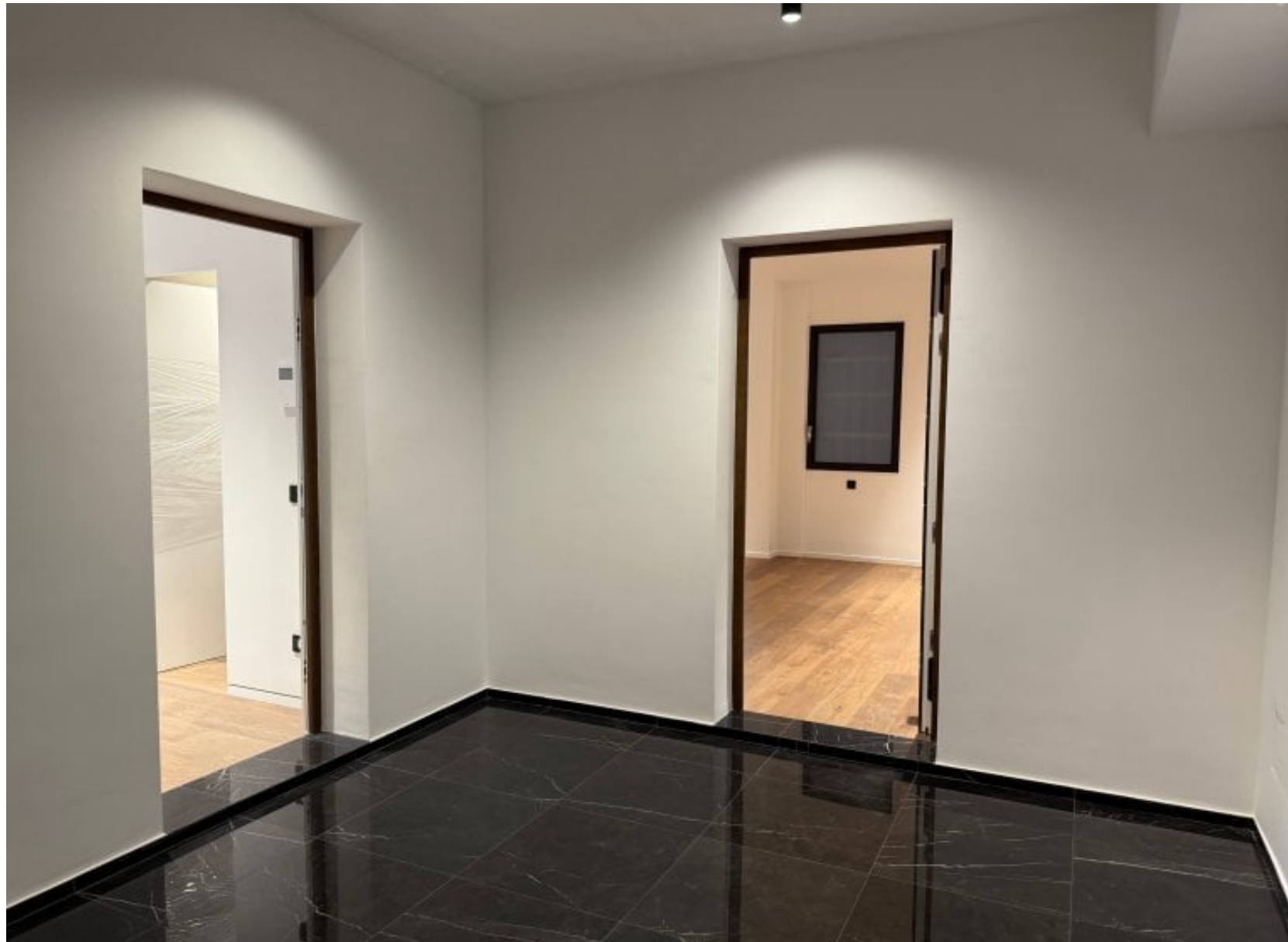


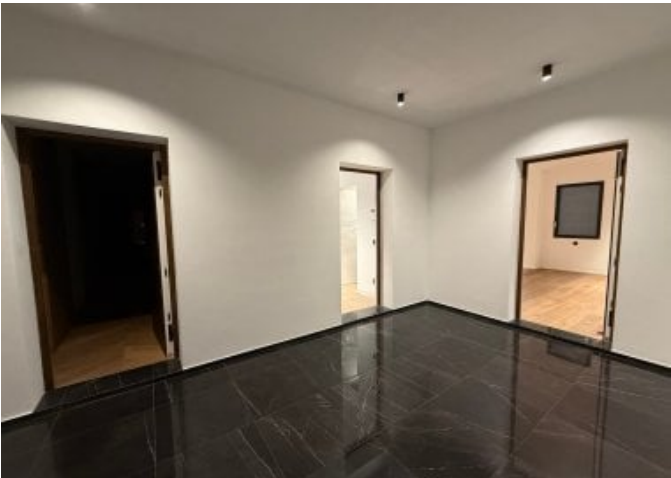






















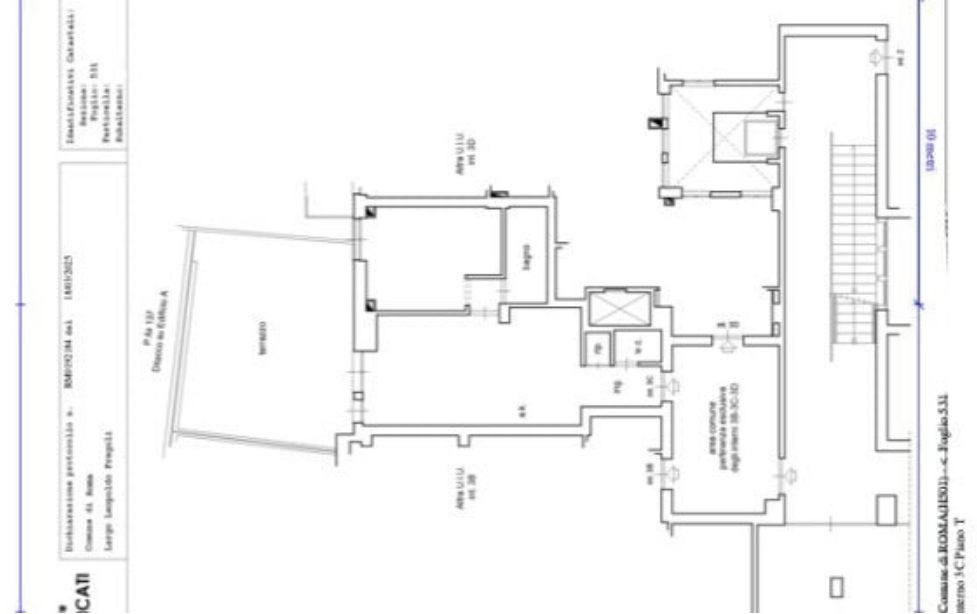








Floor plan



Location



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