



LIVING
'LA DOLCE VITA'
IMMERSED IN THE
LIGHT OF ROME



ELEGANT, SPACIOUS AND BRIGHT LUXURIOUS APARTMENT

In the heart of Rome, in the typical Trastevere district, we offer for lease a one-of-a-kind apartment of generous proportions with dual exposures, situated on the fourth floor of a recently renovated historic building.

Covering approximately 225 square meters, this elegant and prestigious residence is bathed in natural light, embodying the historic charm of the Roman 'dolce vita'. It overlooks the Tiber River with a magnificent view of the historic center on one side and the picturesque rooftops of Trastevere on the other.

The entrance area leads to a spacious representative living room, with an adjacent dining area, this apartment features very tall arched windows that directly overlook Lungotevere and its green plane trees. Despite its elevated position and the presence of double-glazed windows, it remains remarkably quiet. Connected to the dining area is a kitchenette, separated by a sliding glass door, and an extremely livable kitchen with a dining area, offering views of the rooftops of Trastevere. The same view is enjoyed from the master bedroom behind the kitchen, accessed through a corridor that leads to a bathroom with a shower and a walk-in wardrobe. The room, large and bright, accommodates an iron and wood staircase leading to a loft, used as a relaxation area and convenient walk-in closet. The second double bedroom, also very bright, overlooks Lungotevere and is preceded by a corridor leading to a useful loft created by utilizing the height of the spaces, a bathroom with a bathtub and a window, and a walk-in wardrobe. Additionally, to the right of the entrance of the residence, there is a storage room from which, via a staircase, you access an additional lofted bedroom with a walk-in wardrobe and an attached bathroom.

The property, in good overall condition, enjoys a strategic and central location in the characteristic Trastevere neighborhood, a stone's throw from Piazza Trilussa and all major amenities. It is excellently connected to the rest of Rome through the proximity of an extensive network of buses and trams. Simultaneously, it remains in an elegant, reserved, and quiet context, in a building equipped with daytime concierge service

and a communal terrace. The high level of interior finishes and its intrinsic typological and distributional characteristics make it suitable for a representative residence. The ceiling height, approximately 3.60 meters, imparts a pronounced sense of spaciousness to the rooms, and the dual opposing external exposures allow natural light to flood in at different times of the day. It features double-glazed aluminum windows, autonomous radiator heating powered by two boilers, air conditioning present in most rooms, and wooden parquet throughout, except in the bathrooms.

It is available for rent furnished or unfurnished, with a residential lease agreement with a duration of 6+2. No tourist-receptive rentals are accepted, and a bank guarantee is required.





PROPERTY DETAILS

AREA

Trastevere | Rome

TYPE

Apartment

FLOOR

Fourth

ORIENTATION

N - S - E

CONDITION

Good

HEATING

Autonomous with two gas boilers

ENERGETIC CLASS

F class

CONDOMINIUM FEES

€ 478,00 bimonthly

CADASTRAL CATEGORY

A/2 (Civic housing)

CADASTRAL INCOME

A/2 € 4.028,36



GROSS SQM

House 240,00 sqm

COMMERCIAL SQM

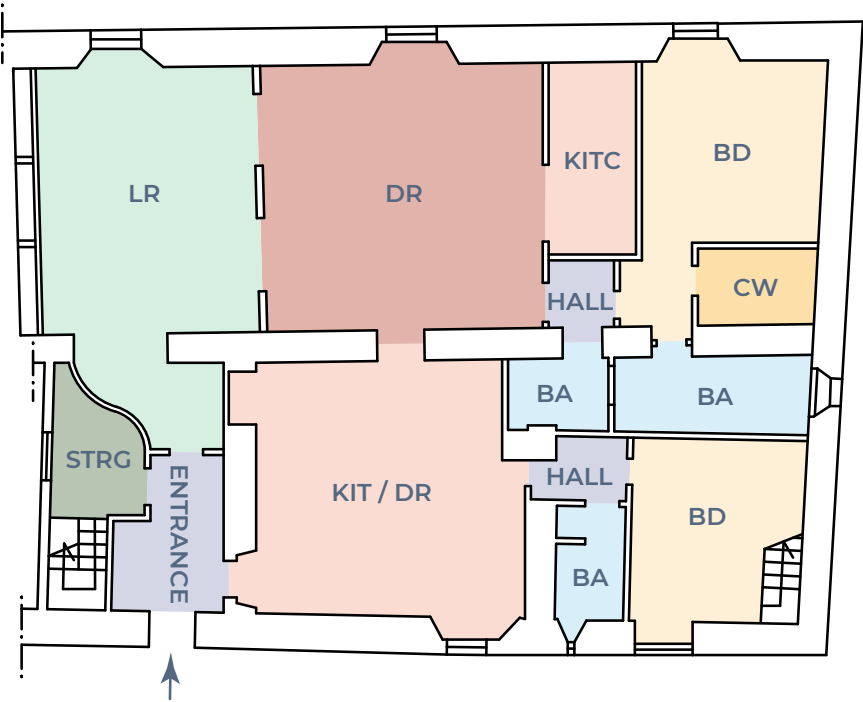
Total 225 sqm

RENT | PRICE € 5.400,00





PLANIMETRY



Legend

- KIT = kitchen
- BD = bedroom
- BA = bathroom
- STRG = storage
- LR = living room
- DR = dining room
- CW = walk-in closet
- KITC = kitchen corner









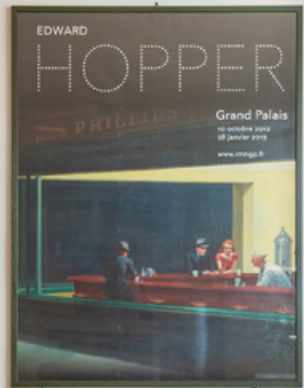














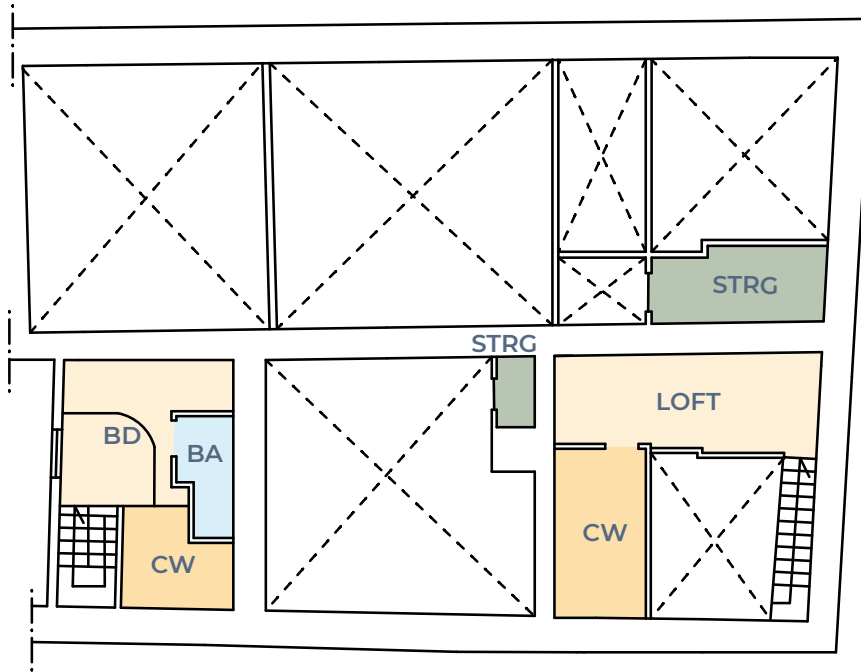








LOFT



Legend

BA = bathroom

BD = bedroom

STRG = storage

CW = walk-in closet











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