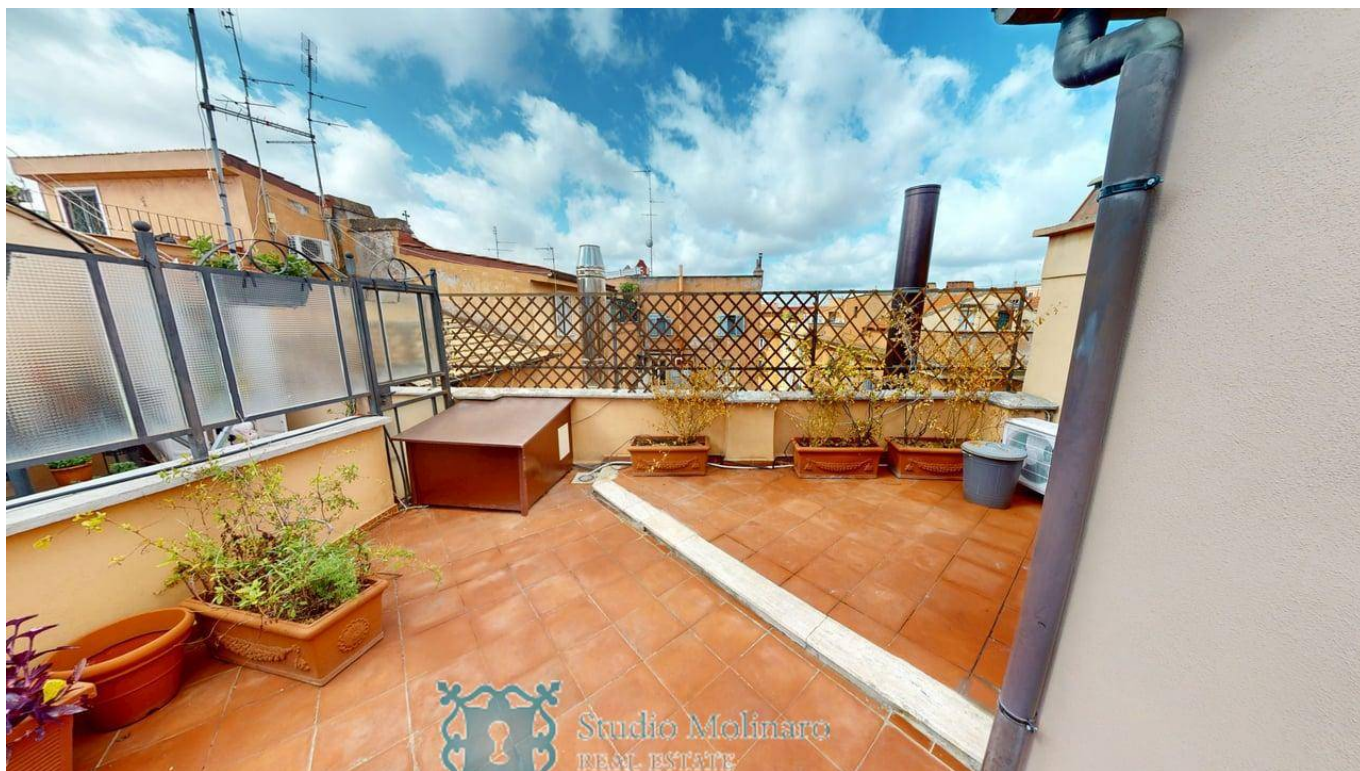


Penthouse & Super Penthouse for rent in Roma Centro Storico

€ 2.300
Ref. 1123



90 sq.m. | Bathrooms: 2 | Room: 2 | Rooms: 3

ROME HISTORIC CENTRE, VIA FIRENZE – RENOVATED PENTHOUSE WITH TWO TERRACES

The property is not available for use as tourist accommodation, short-term rentals, holiday homes or B&Bs.

In the heart of Rome's historic centre, Studio Molinaro Real Estate offers for rent an elegant, fully renovated penthouse on Via Firenze, in a prime central location between Piazza della Repubblica, Via Nazionale and the Teatro dell'Opera, situated on the sixth and top floor of a building with a lift.

The lift reaches the fifth floor; one flight of stairs must therefore be climbed to access the penthouse.

The property, measuring approximately 90 sqm, features bright rooms, some with sloping ceilings, and comprises an entrance with a few steps leading directly into the living room, a compact kitchen fully equipped with appliances, a double bedroom, a smaller bedroom and two bathrooms.

The smaller bedroom, also ideal as a study, features a distinctive architectural layout with a raised mezzanine area accessible via a wooden staircase, as shown in the photographs and Virtual Tour.

One of the penthouse's most attractive features is its two terraces: one adjoining the living room and the other accessible from the master bedroom. Both offer pleasant, peaceful outdoor spaces, particularly valuable given the property's central location.

The apartment is offered unfurnished, with the exception of the kitchen, which is fully equipped with appliances, and the

washing machine located in one of the two bathrooms.

The property is ready to move into.

A Virtual Tour is available in the listing, allowing prospective tenants to explore the entire apartment and measure individual rooms in order to assess the spaces, layout and furnishing possibilities in advance.

The location makes it easy to get around without a car. Piazza della Repubblica and Repubblica station on Metro Line A are just a short distance away, while Termini Station is also easily accessible on foot. Numerous bus routes also serve the Repubblica, Via Nazionale and Termini areas.

For those travelling by car, several garages and parking facilities are available nearby, including options for long-term parking, such as Parking Esedra on Via Modena, Garage Nazionale on Via Napoli and Euro Parking Garage on Via Napoli.

The neighbourhood also offers all the essential amenities, shops, restaurants and transport connections needed for everyday life, with the added advantage of living in the very heart of Rome.

The property is exclusively managed by Studio Molinaro Real Estate, which is available to provide further information and arrange viewings.

The property is not available for any form of tourist accommodation, short-term rentals, B&Bs or holiday homes.

Certification

Energy Class: E

EPglNr: 186.29 kwh/□

Features

Code: 1123	Reason: Rent
Categoria: Penthouse & Super Penthouse	Address: Via Firenze
Zip Code: 184	Municipality: Roma
Zona: Centro Storico	Total Square Meters: 90 sq.m.
Total usable area sqm: 69.00	Room: 2
Bathrooms: 2	Rooms: 3
State of Preservation: Good	Level: 6
Heating: Heating	Age Construction: 1900
Building Costs: € 120	Balconies: Present
Terrace: Present	Max Number of Beds: 3
Double Beds: 1	Single Beds: 1
Kitchen: Kitchenette	Terrace : 30 □
Tv Antenna : Independent	Closet
Air-Conditioned	Shower
Wooden Window Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe

Post Offices

Shopping Centers

Municipal Offices

