







# New apartment in the center of Rome. Ideal for daily rental (03271)



**459 000 €**

 Floor area **54 m<sup>2</sup>**

 Number of rooms **1 bedroom**

 Furnitures	<b>Full</b>
 To the beach:	<b>m</b>
 Location:	<b>Italy, Rome</b>
 To the airport:	<b>km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ Elevator

## Description

**Two-room apartment** under major renovation, located in Piazzale Flaminio, just a few steps from the famous Villa Borghese and Piazza del Popolo.

This place is famous for the Tridente district, known for the most luxurious real estate and shopping in Rome.

### Main characteristics:

- **Area:** 54 m<sup>2</sup>
- **Floor:** 2nd floor of a 1970s building in excellent condition
- **Concierge and elevator:** There is a concierge at the entrance, the building is equipped with an elevator

### Layout:

- Spacious living room with kitchen
- Bedroom
- Bathroom with shower

### Repair:

The renovation was completed in July 2024 and was made using the highest quality materials.

**The finishing includes:**

- Parquet and porcelain tiles
- Light washable coatings for ceilings and walls
- White lacquered wooden doors
- Aluminum windows with thermoacoustic comfort
- In the bathroom: flush shower, wall-hung toilet and bidet with soft seat, rectangular ceramic sink on a wooden platform, Grohe mixers and hot water boiler

**Comfort:**

- Ducted air conditioning system for summer and winter in all rooms
- Heat pump dehumidification system with fan coils in bedroom and living room

**Additionally:**

- If desired, the apartment can be purchased already furnished
- The apartment will be delivered turnkey in July 2024

**Advantages:**

The location in the historical center of Rome and the proximity to the main attractions, metro and train stops make this apartment an excellent investment. It is ideal for both your own residence and for renting out with an expected return of 8%.

**Price: 459,000 €**

**Information updated: 22.07.2024**

## **Photo gallery**

