COLDWELL BANKER
GRUPPO BODINI

Global Luxury Gruppo Bodini
Via Guido d'Arezzo, 47 - 00198 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Apartment for Sale in Roma
Sallustio
€ 1.260.000
Ref. CBI118-2843-302210



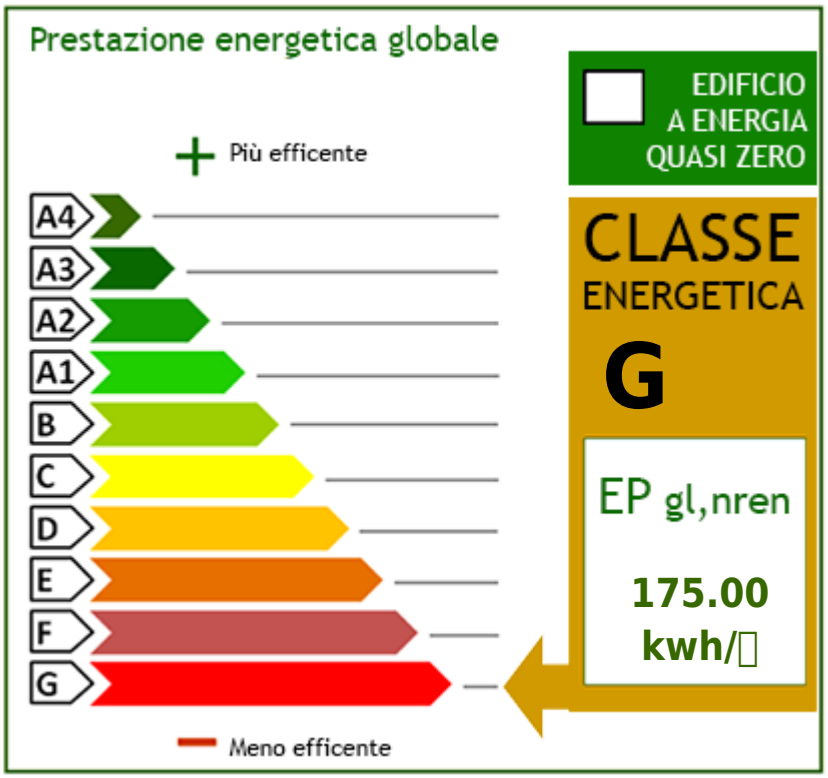
220 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6

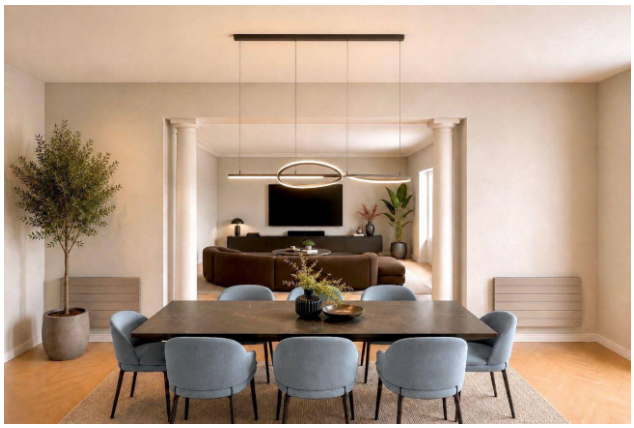
Elegant Historic Residence in Sallustiano – Ludovisi, Rome
We are pleased to offer for sale a stunning representative apartment located in one of Rome's most prestigious districts, Sallustiano – Ludovisi, on Via Piave, boasting beautiful views over Piazza Fiume and Via Salaria, just a short walk from Villa Borghese.
Set within a rare and elegant 19th-century building featuring distinctive Neo-Gothic elements, the apartment is located on the fifth floor and stands out for its generous size and well-balanced layout. The entrance opens onto an impressive double reception room with a fireplace, ideal for entertaining and refined living. The sleeping area includes four spacious bedrooms and three bathrooms finished with fine marble, one of which features a whirlpool bathtub. A bright, modern, fully equipped kitchen with high-end custom-made cabinetry completes the property, along with a wide corridor that gracefully connects all rooms.
The finishes are of exceptional quality: handcrafted inlaid oak parquet flooring in excellent condition, bespoke built-in wardrobes crafted by skilled artisans, and striking suspended ceilings with colored beveled glass that add character and uniqueness to the interiors. The apartment also benefits from a reinforced security door, independent heating system, and individual water meters.
The location is highly desirable, offering immediate access to all essential services, including schools of all levels, local markets, and supermarkets. The area is excellently connected by multiple bus lines, providing quick links to Termini Station and La Sapienza University.
This property, lovingly maintained by the same family for generations and carefully preserved in respect of its historic context, represents a unique opportunity for discerning buyers seeking not only a valuable investment, but also a home of architectural

distinction, exclusivity, and superior living comfort.

Property Informations

Address: Via Piave	**Zip Code**: 187
Bedrooms: 4	**Bathrooms**: 3
Rooms: 6	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 3137.48	: 0000-00-00
Floor: 5	**Total floors**: 6
Lift: Yes	**Current Status**: Available after the deed of sale
Condominium costs: € 166	**Kitchen**: Eat-in kitchen

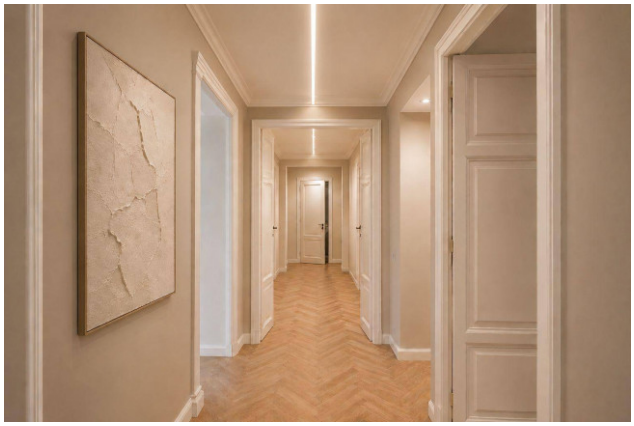




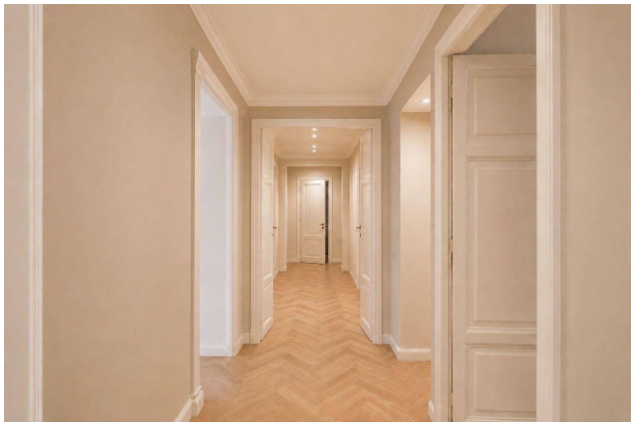














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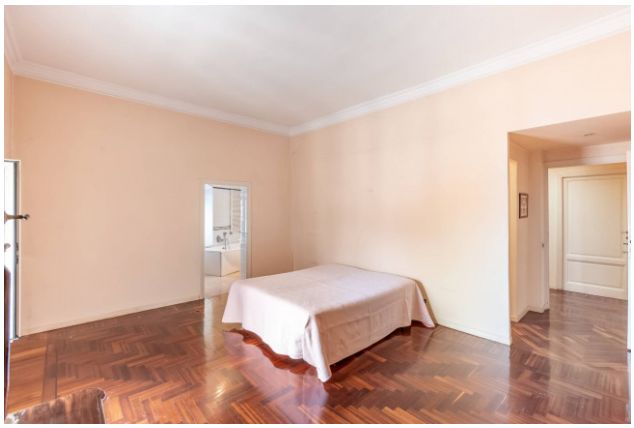













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