



HFIMMOBILIARE

AGENCY — ROMA

ROMA — LAZIO

Your Prestigious Space in the Heart of Rome

€ 1.700.000

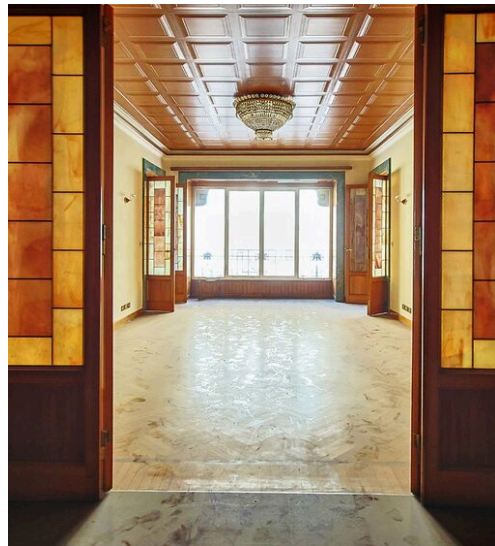
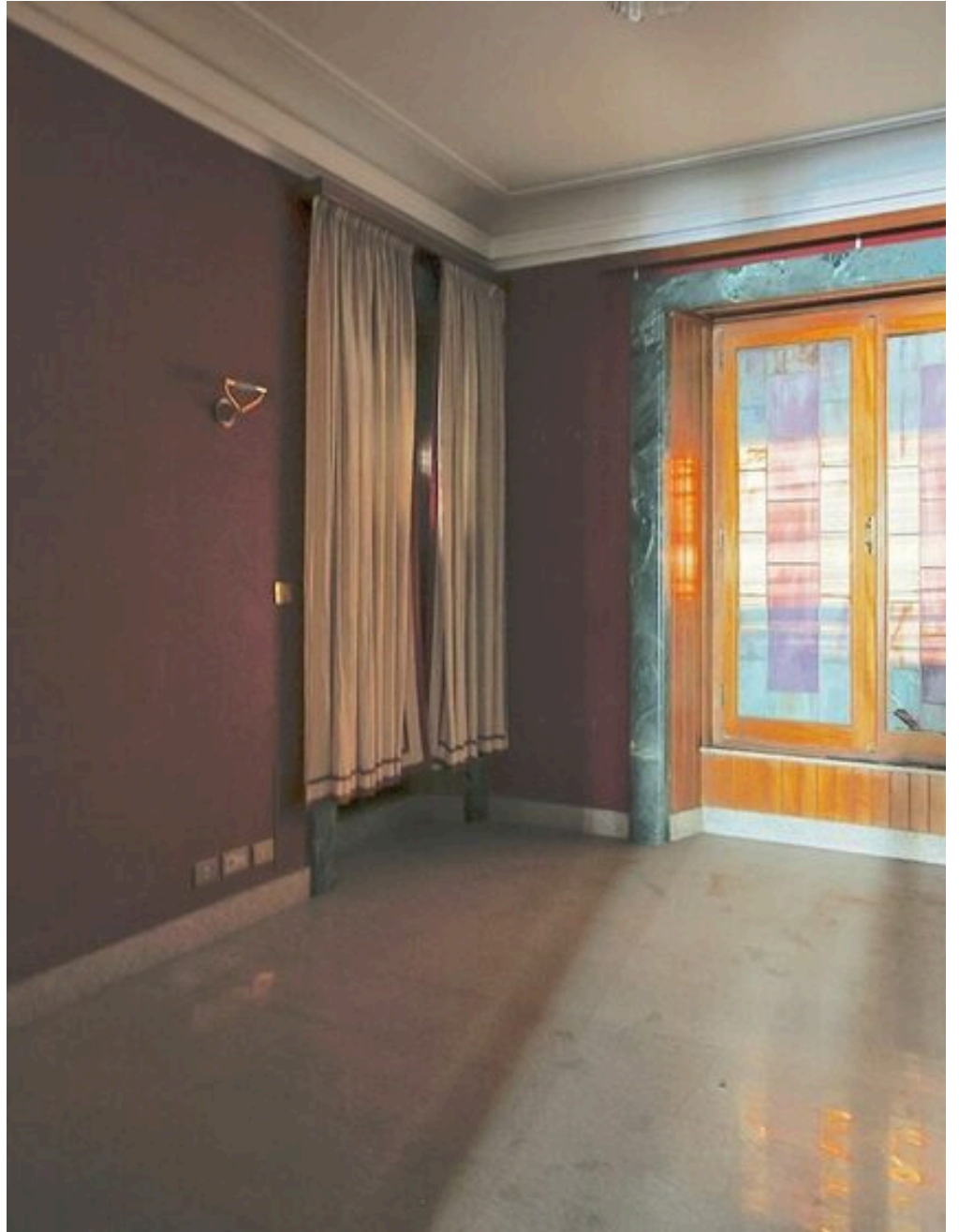
PRICE

205 m²

SQUARE METRES

4

ROOMS



DESCRIPTION

Your Prestigious Space in the Heart of Rome

Imagine opening the window and feeling the authentic pulse of Rome: the period buildings, the elegant streets, the light that caresses Via del Tritone, between the Trevi Fountain and Piazza Barberini. You are in the beating heart of the Capital, where every address tells history and charm-and where you can write your own today. This 205-square-meter apartment, located in a prestigious 1924 building with concierge service, is much more than a space: it is an opportunity. Currently classified A/10, it lends itself perfectly as a representative office - elegant, authoritative, capable of impressing anyone who crosses the threshold. But with a simple change of use, it can turn into your dream home, the sophisticated, light-filled retreat you've always wanted. The rooms are spacious and airy, with three majestic lounges, one bedroom and two bathrooms: spaces that breathe history and potential. Here you can create impressive executive offices, or a refined apartment with spectacular living area, private study and cover master suite.

 **205 m²**
AREA

 **2**
BATHROOMS

Every room is already equipped with air conditioning, so you can be assured of instant comfort in every season. Yes, it requires renovation, but that's the beauty of it: you can shape every detail to your taste, enhancing period architecture and an address that alone makes all the difference. What about heating? No problem: the system can be easily integrated into the works, allowing you to customize the energy efficiency as well. You will live (or work) in one of the most strategic and desirable areas of Rome: Via del Tritone, a few steps from the Spanish Steps, Trevi Fountain and Via Veneto. A location that gives you all the amenities at your fingertips, quick metro and public transport connections, luxury boutiques, restaurants, theaters and institutional buildings. In a market where such central and versatile properties are becoming increasingly rare, this is a unique and unrepeatable opportunity: a space of authentic prestige that you can make yours in every way. Don't let anyone discover it before you do...

 **4**
ROOMS

 **€ 1.700.000**
PRICE



HFIMMOBILIARE

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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