Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Penthouse for sale in Roma in Balduina area Balduina

€ 295.000

Ref. V81-5626

53 sq.m. | Rooms: 2 | Bathrooms: 1 | Floor: 7

A hideaway with soul above the rooftops of Balduina.
In the heart of the Balduina district, one of the most sought-after residential areas in Rome's north-west quadrant, this top-floor loft apartment offers something rare: personality. This is not just another apartment. It is a space that tells a story - with its exposed wooden beam ceiling, large brick fireplace and natural light that pours generously through wide glass doors from morning to late afternoon.
The entrance opens onto a bright and welcoming living area with an open kitchen, where the pitched beam ceiling and terracotta flooring create a warm, authentic atmosphere far removed from the anonymity of standard finishes. The fireplace commands the living space and becomes the natural heart of the home - perfect for winter evenings, an aperitivo or simply enjoying a detail that is almost impossible to find today.
From the living room, a private terrace overlooks lush greenery: cypresses, pines and well-maintained gardens provide a restful view and a silence that is surprising for Rome. An intimate outdoor space, ideal for breakfast al fresco or a quiet moment at the end of the day.
The sleeping area, set within the mansard section, accommodates a double bed and is flanked by built-in wardrobes and generous under-roof storage spaces - perfect as a walk-in closet, utility storage and dressing area - solving the storage challenge that is often critical in properties of this size, in a clever and functional way. The bathroom is fully equipped with a shower and washing machine connection.

The building is elegant and recently refurbished, with a well-appointed entrance hall and concierge area. The apartment sits on the seventh floor - the highest level of the building - reachable by lift to the fifth floor followed by two short flights of stairs: a small trade-off for living at the most elevated and private point of the building, where no one passes and the quiet is absolute.
53 square metres that deliver twice their size in living experience. For those who seek a home with personality and refuse to settle for just four walls.

Certification

Energetic class: D

Property details

Post code: 136

Bedrooms: 1

Bathrooms: 1

Rooms: 2

Property state: Good

Floor: 7

Number of floors: 7

Autonomous heating: Autonomous

Elevator: Yes

Current condition: Free to deed

Condominium fees: € 34

Roof: Current

Kitchen: Open kitchen

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