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

Penthouse for sale in Roma in Trieste area Trieste

€ 1.080.000

Ref. V45-5630

157 sq.m. | Rooms: 7 | Bathrooms: 2 | Floor: Penthouse

VILLA NOMENTANA - DUPLEX PENTHOUSE WITH TERRACE IN THE HEART OF ROME'S TRIESTE QUARTER
Volpes Case is pleased to offer for sale, on an exclusive basis, a rare duplex penthouse within the prestigious Villa Nomentana compound, Via Nomentana 373, in Rome's sought-after Trieste-Africano neighbourhood. Yet here, the noise and pace of the city simply cease to exist. Past the ornamental wrought-iron gates, a world apart unfolds: tree-lined avenues, maritime pines, manicured lawns, and the sound of birdsong. Nothing else. This is one of those exceptionally rare opportunities in a gated residential estate where properties, quite simply, never come to market.
The apartment occupies the top floor of Villino A and is arranged over two levels, comprising approximately 145 sqm (1,560 sq ft) of internal living space (157 sqm / 1,690 sq ft commercial), complemented by a generous 45 sqm (485 sq ft) wraparound terrace overlooking the estate's historic parkland.
ACCOMMODATION Principal level: entrance hall, double reception room with direct terrace access, kitchen with enclosed service veranda, two bedrooms - one with en suite bathroom - and a further family bathroom. Upper level: a habitable mezzanine of approximately 30 sqm (320 sq ft) with overhead skylights flooding the space with natural light, lending itself perfectly as a private study, third bedroom, or second sitting room. Further features include hardwood parquet flooring throughout, full-height picture windows onto the park, and air conditioning. The property is presented in good order and lends itself to refurbishment to the incoming purchaser's own specification.
THE VILLA NOMENTANA ESTATE A truly unique gated compound in central Rome, set between the Mausoleum of Santa Costanza, the

Basilica of Sant'Agnese fuori le Mura, and Villa Leopardi. Estate amenities include: - Four manned gatehouses with concierge service - Dedicated grounds maintenance - Swimming pool - Clay tennis court - Five-a-side football pitch - Residents' parking within the estate grounds
LOCATION & TRANSPORT LINKS Situated just 50 metres from Corso Trieste and within easy walking distance of the Sant'Agnese/Annibaliano underground station (Line B1). Pedestrian access is also available from Via Asmara. Schools, shops, dining, and all essential services are on the doorstep - yet once inside the estate gates, one could be in the countryside.
SUMMARY Type: Duplex Penthouse Address: Via Nomentana 373, Villino A - Top Floor Area: Trieste-Africano, Rome Internal area: approx. 145 sqm (1,560 sq ft) Commercial area: approx. 157 sqm (1,690 sq ft) Terrace: approx. 45 sqm (485 sq ft) Habitable mezzanine: approx. 30 sqm (320 sq ft) Rooms: 5 (double reception, 2/3 bedrooms, kitchen, mezzanine) Bathrooms: 2 (1 en suite) Floor: Top floor | Levels: 2 Condition: Good order - scope for refurbishment Heating: Central Air conditioning: Fitted Flooring: Hardwood parquet Parking: Residents' estate parking Estate amenities: Concierge, swimming pool, tennis, football pitch, private parkland
Selected interior photographs feature digitally staged furnishings to best illustrate the potential of each room. The property is offered unfurnished.

Certification

Energetic class: F

Property details

Post code: 162

Bedrooms: 3

Bathrooms: 2

Rooms: 7

Property state: Good

Floor: Penthouse

Number of floors: 4

Autonomous heating: With centralized heat meter

Parking space: Uncovered

Elevator: Yes

Age of building: 1960

Current condition: Free to deed

Condominium fees: € 750

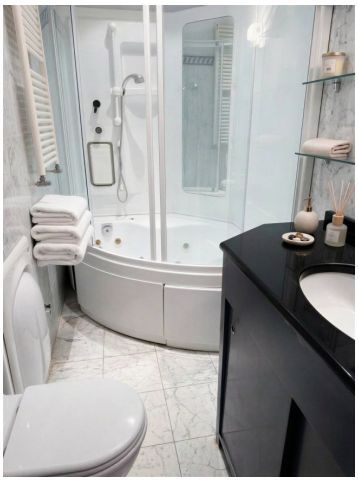
Balconies: Current

Roof: Current

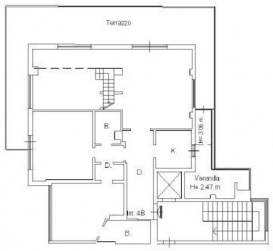
Garden: Municipality

Kitchen: living seeds

Volpes Case srl
via Brenta 2/a - Roma (RM) - Phone number 0632111255
richieste@volpescase.it - https://www.volpescase.it/en
VAT 11776181007



Volpes Case srl
via Brenta 2/a - Roma (RM) - Phone number 0632111255
richieste@volpescase.it - https://www.volpescase.it/en
VAT 11776181007



Volpes Case srl
via Brenta 2/a - Roma (RM) - Phone number 0632111255
richieste@volpescase.it - https://www.volpescase.it/en
VAT 11776181007