

SANTANDREA  
luxury houses

Price: €2,400,000

Bedrooms: 4

Bathrooms: 5

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Roma Lazio

Roma (Roma) - Via Archimede, in an elegant building with concierge service, elegant apartment, large surface area, completely renovated with quality materials. The main entrance leads to the refined reception area with a large triple lounge, dining room, study and guest bathroom. The kitchen equipped with an adjoining dining room / ironing room, is completed with the service area with bedroom, bathroom and laundry. The master sleeping area consists of three bedrooms and three bathrooms. Complete the box and cellar property.

#### Location

Via Archimede is a narrow street that climbs the Monti Parioli from Piazza Euclide, and then descends to via di San Valentino towards Viale Maresciallo Pilsudski. The Parioli district is the second district of Rome whose name derives from the name of "Monti Parioli", given to a group of tuff hills before the urbanization of the area, which took place in the early twentieth century. Some say that the name derives from peraioli, for the cultivations of pear trees that were there. Large avenues, such as viale Parioli, extended to viale Liegi, the Tiziano and Pilsudsky avenues conceived as a "city walk" with a side galloping track in the shade of the trees and next to elegant villas for the nascent bourgeoisie. With the advent of the fascist regime, the Parioli became an "aristocratic zone", destined for the hierarchs of the regime, even though they had already hosted many nobles and exponents of the bureaucracy that arrived in Rome with the Savoy. The neighborhood was completed during the 1950s.

#### Services

For the 1960 Olympics, held in Rome, the area between the slopes of Villa Glori, the Via Flaminia and the Pilsudsky avenue is chosen to build a series of important sports and service equipment. The residential hill thus quickly becomes a service and transit area. The neighborhood is home to embassies and consulates,

foreign banks and finance companies and a myriad of studies and offices. The turnover, linked to the outsourcing, determines the rapid multiplication of bars, restaurants and shops, once very scarce.

Energy class: G

Global EP:0 kWh/m<sup>2</sup>year

Renewable index:0 kWh/m<sup>2</sup>year

Winter:

Summer:

Zero Energy:No

Floor:3st

Number of rooms:7

Number of bedrooms:4

Number of baths:5

Number of terraces:1

Number of boxes:1

Concierge:Yes

Elevator / Lift:Yes

Heating:Autonomous

Air-conditioning:Present

