Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Independent apartment for Rent in Roma Balduina

€ 2.800

Ref. CBI038-1035-301837



170 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Balduina Alta - Via Quinzio Atta | Elegant, prestigious apartment with parking space
In the upper part of Balduina, on Via Quinzio Atta, we offer for rent an elegant, spacious apartment located on the second floor of a prestigious building.
The property stands out for its generous spaces, brightness, and quality finishes, which give the spaces a refined and welcoming character.
A large entrance hall leads to the reception area, consisting of a double living room and an elegant study featuring wood paneling. The fully furnished eat-in kitchen connects to a functional master bedroom with its own bathroom.
The sleeping area includes two spacious bedrooms, one of which is the master bedroom, two large bathrooms, one with a shower and one with a Jacuzzi, and two comfortable walk-in closets.
The apartment enjoys a predominantly southeast exposure, ensuring excellent natural light and pleasant views. The balconies, distributed on three sides of the property, offer additional outdoor space and contribute to the light and airy feel of the rooms.
Parquet floors, high-quality custom-made wardrobes and hot/cold air conditioning complete the property's amenities.
An additional added value is represented by the covered parking space of approximately 30 m2, particularly convenient in size.
The quiet, residential location allows you to walk to Piazza della Balduina in just a few minutes, with its shops, schools, and all the main amenities.
A prestigious living solution, ideal for those seeking spacious living, comfort, and tranquility in one of Balduina's most popular

residential areas.
The property gives preference to rentals intended for diplomatic personnel and embassy officials, company managers and freelancers.
Available from December 2026

Property Informations

Address: Via Quinzio Atta	**Zip code**: 136
Bedrooms: 3	**Bathrooms**: 3
Rooms: 5	**Internal condition**: Excellent
Floor: 2	**Parking space**: Covered
Lift: Yes	**No architectural barriers**: Yes
Date of construction: 1960	**Current condition**: Available after the deed of sale
Condominium costs: € 157	**Balconies**: Present, 15 sq.m
Kitchen: Eat-in kitchen	

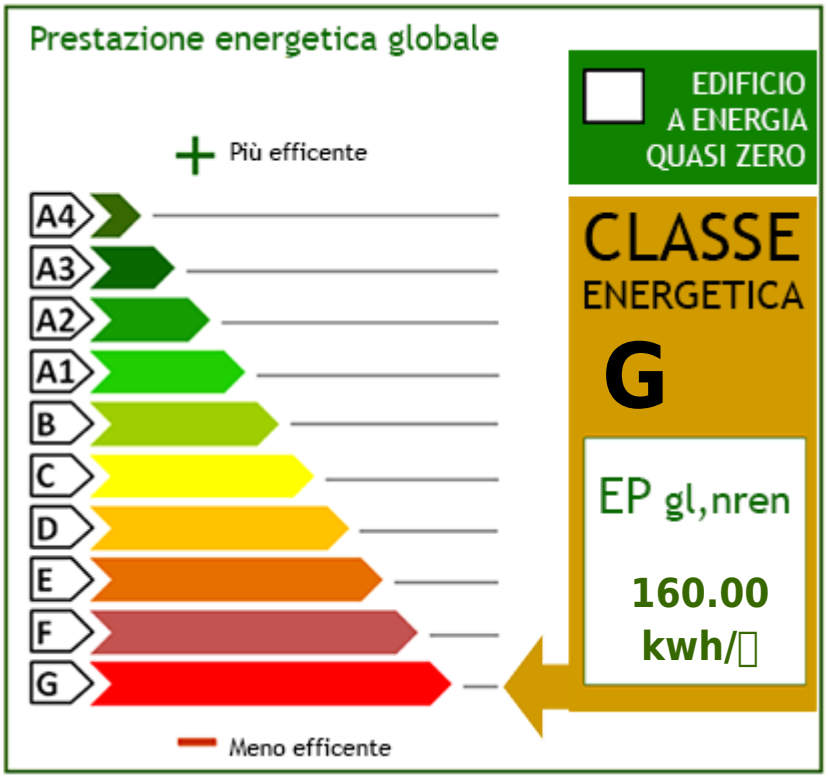
Features

Antenna: Condominium	SAT Tv: Condominium	High-speed internet connection
Air conditioning	Parquet	Telephone system
Electric system: Compliant	Whirlpool bath	Shower
Preparation for alarm system	Safety deposit box	

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			

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