



COLDWELL BANKER  
FUTURA GROUP

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# Office for Rent in Roma - Area: Delle Vittorie

📍 Via Giuseppe Mazzini, Roma, 00195 (RM)

1.600€



## Contact info



Coldwell Banker Futura Group  
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# Description

In Prati delle Vittorie, on Viale Mazzini and Via Marcello Prestinari, we are renting an operational office, ready to move into immediately, in a prestigious building with two entrances connected by an elegant courtyard with a shared garden.

In the heart of the prestigious Prati district, near the Lungotevere, in one of the capital's most sought-after and strategic areas, we offer for rent a furnished and ready-to-use office, currently an architectural firm.

Located on the second floor of a stately building with three staircases, a double elevator, and concierge service. The building has two entrances: Viale Mazzini 4 and Via Prestinari 9, where the office intercom is located.

The property stands out for its excellent brightness, functional layout, and high-level professional environment, making it ideal for operational offices, consulting firms, technical offices, and professionals.

The space is organized into: Entrance/meeting room with projector and screen, 2.40 m wide; Task room with large table and four workstations; Two additional detached workstations; Bathroom with roller shutters and electric hand dryers; Balcony.

The workspaces are particularly bright and quiet throughout the working day. The average monthly cost for condominium fees and heating is approximately €162, subject to any adjustments.

Amenities: Fully functional office; Second floor; Two elevators; Concierge service; Air conditioning; Central heating; Overlooking the internal courtyard; Balcony; Excellent internal functionality.

Strategic location. The property is located in one of Rome's most sought-after business districts, with excellent public transport links: Metro Line A – Lepanto; bus stops and public services just steps away; Rome Civil Court (Piazzale Clodio); RAI headquarters on Viale Mazzini; Vatican City just minutes away; and close to professional offices, banks, public offices, and commercial businesses.

An ideal solution for those seeking a professional, operational, modern, and well-connected office in the heart of the Prati district.

# Details



Property ID: CBI047-203-520514



Surface: 50.00 m²



Rooms: 2



Bathrooms: 1



Energy Class: G EP glnr: 175.00 kwh/m²

# Property Features



Floor: 2



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: 50.00 m²



Rooms: 2



Bathrooms: 1



Position: **Central**



Garden: **Common,**

# Images







