



## Property 288



**Number of beds:** 10  
**Bedrooms:** 5

### Bathrobes and Slippers

Bathrobes and slippers provided for each guest.

### Accessibility for people with reduced mobility

### Playground

### Air Conditioning Throughout

Included in the rental price.

### Air Conditioning In The Bedrooms

Included in the rental price.

### Hair Dryer In The Bathrooms

### Dryer

### Barbecue

### Fireplace

### Safe

Safe box for laptops available in each room.

### Crib

### Stereo system and DVD

### Fibre Internet

### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

5 Double Bedrooms: 1 Master room: California king-size bed, 192x213 cm. 2 Double bedrooms: king-size bed, 180x200 cm. 1 Double bedroom: king-size bed, 180x200 cm (on request, this room can be transformed into a twin room). 1 Double bedroom: queen-size bed, 140x190 cm.

### Bath amenities

Refill when needed.



Gym



Parking Space

Parking space inside the property, not covered, for three cars. Included in the rental price.



Swimming Pool

12 x 4 m. Depth: 1,6 m. The normal pool temperature is between 22 and 26°C. Pool heating between 26 and 28°C available on request at an extra cost (with outdoor temperature around 16°C).



Heating

Heating with radiators and convectors. Included in the rental price.



Heated Pool

The normal pool temperature is between 22 and 26°C. Pool heating between 26 and 28°C available on request at an extra cost (with outdoor temperature around 16°C).

### High Chair



Housekeeping

Daily housekeeping (4 hours, for rooms and bathrooms). Included in the rental price.

### Smart TV



Satellite TV



Wi-Fi

### Insect Screens

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Villa Monteverde is 29 km from Rome-Fiumicino International Airport Leonardo da Vinci and 34 km from Rome-Ciampino International Airport. The centre of Rome is about 9 km from the villa. The Vatican Museums and the Sistine Chapel are 5 km away, Piazza Navona is 6 km, St. Peter's Basilica and St. Peter's Square are 6 km, the Pantheon is 7 km, Palatine Hill is 8 km, the Colosseum and Roman Forum are 8 km, the Trevi Fountain is 10 km, and the Galleria Borghese is 10 km.

## FEATURES

- 5 Double Bedrooms
- 5 En-Suite Bathrooms + 1 Extra Bathroom + 3 Guest Bathrooms
- Swimming Pool (Heated in April and October Upon Request)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living Rooms with Fireplace and Grand Piano
- Dining Room
- Outdoor Lounge Area
- Outdoor Dining Area with Barbecue
- Gym with TechnoGym Equipment
- Wardrobe
- Office with Apple Computer
- Printer and Scanner
- iPad and Bluetooth Speaker
- Wine Cellar with Italian Wines
- Laundry Room
- Spacious Garden
- Air Conditioning (Throughout)
- High-Speed Wi-Fi





# DESCRIPTION

## Property 288 - ROME

### 5 Bedrooms

#### Location and Surrounding Area

Just a few kilometres from the heart of Rome and its most exclusive dining, shopping, and entertainment options, this elegant five-bedroom villa is the perfect retreat in one of the most romantic cities in the world. With its tranquil location, many of Rome's most famous attractions are within easy reach, just a short taxi ride away. While it would take weeks to see all that the city has to offer, a few days is enough to explore its most beautiful sites.

This exclusive property is just a few kilometres from Palatine Hill and the Roman Forum, the ancient centre of civil and religious life in the city. The well-preserved ruins make it a memorable attraction for many visitors to Rome. The Trevi Fountain, the world's most famous fountain, is a Baroque masterpiece featuring tritons, winged horses, and drinking snakes, with its waters glittering with the thousands of coins tossed by tourists.

The Colosseum, the largest amphitheatre ever built and a powerful symbol of Imperial Rome, is unmissable. The amphitheatre, which once hosted gladiatorial combats and wild beast shows, now offers an extended visitor route through the underground passageways. The villa is also a few kilometres from the Pantheon, Rome's best-preserved ancient temple, which is a must-see for any first-time visitor.

From here, head to Piazza Navona, a stunning square featuring Bernini's famous fountain and a popular gathering spot with its bustling cafés and seasonal fairgrounds. The villa is also just a few kilometres from the Sistine Chapel and the Vatican Museums, filled with Roman sculptures and sarcophagi—top destinations on any visitor's bucket list. No visit to Rome is complete without seeing St. Peter's Square and St. Peter's Basilica, one of the largest churches ever built.

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#### The Property

Just a stone's throw from the heart of Rome, Property 288 boasts sophisticated and contemporary décor, providing a perfect retreat in one of Italy's most romantic corners. Surrounded by the natural reserve of Valle dei Casali, this exceptionally designed property embodies true comfort and elegance. Offering a stylish and modern atmosphere, Property 288 can accommodate up to ten guests in five double bedrooms, each with an en-suite bathroom, spread over three floors.

The villa offers a tranquil setting with a spacious garden and a pool shaded by maritime pines, palm trees, and orange trees. The paved poolside area is equipped with sun loungers and deckchairs for relaxation. Surrounded by greenery, the outdoor space features a covered al fresco lounge and a dining area with a barbecue. A small rooftop terrace overlooks the park, ideal for sunbathing. Pool heating is available in April and October upon request at no extra cost, but is not provided during winter.

Upon entering, guests are greeted by a bright, elegant living room with original 1950s marble floors, exquisite curtains, opulent furnishings, a grand piano, and a stunning fireplace. A magnificent chandelier hangs above a large table for twelve in the dining area. The ground floor features a modern, functional kitchen overlooking the outdoor dining area, two double bedrooms (one with a king-size bed, one with a queen-size bed), each with an en-suite bathroom with shower, and two guest bathrooms.

Built in the 1950s, the villa has been recently renovated with meticulous attention to detail. Styled with exclusive furnishings and artworks, it blends comfort with elegance. The first floor features three double bedrooms, each with an en-suite bathroom with shower. The master bedroom has a California king-size bed, while the other bedrooms offer king-size beds, with one convertible to a twin room upon request.

This floor also includes a terrace, an office with Apple computer and office equipment, and a fourth bathroom with shower.

Finally, the lower ground floor houses a recreation area designed for leisure time with fellow guests. This floor includes a lounge area with a TV, a fireplace, and a large sofa with ample seating, as well as a wine cellar stocked with prestigious Italian wines. It also features a modern gym with Technogym equipment, including a treadmill, an exercise bike, and a weight bench, allowing fitness enthusiasts to maintain their workout regimen without leaving the villa. Additionally, this floor includes a convenient laundry room and a guest bathroom.



PHOTOS

















