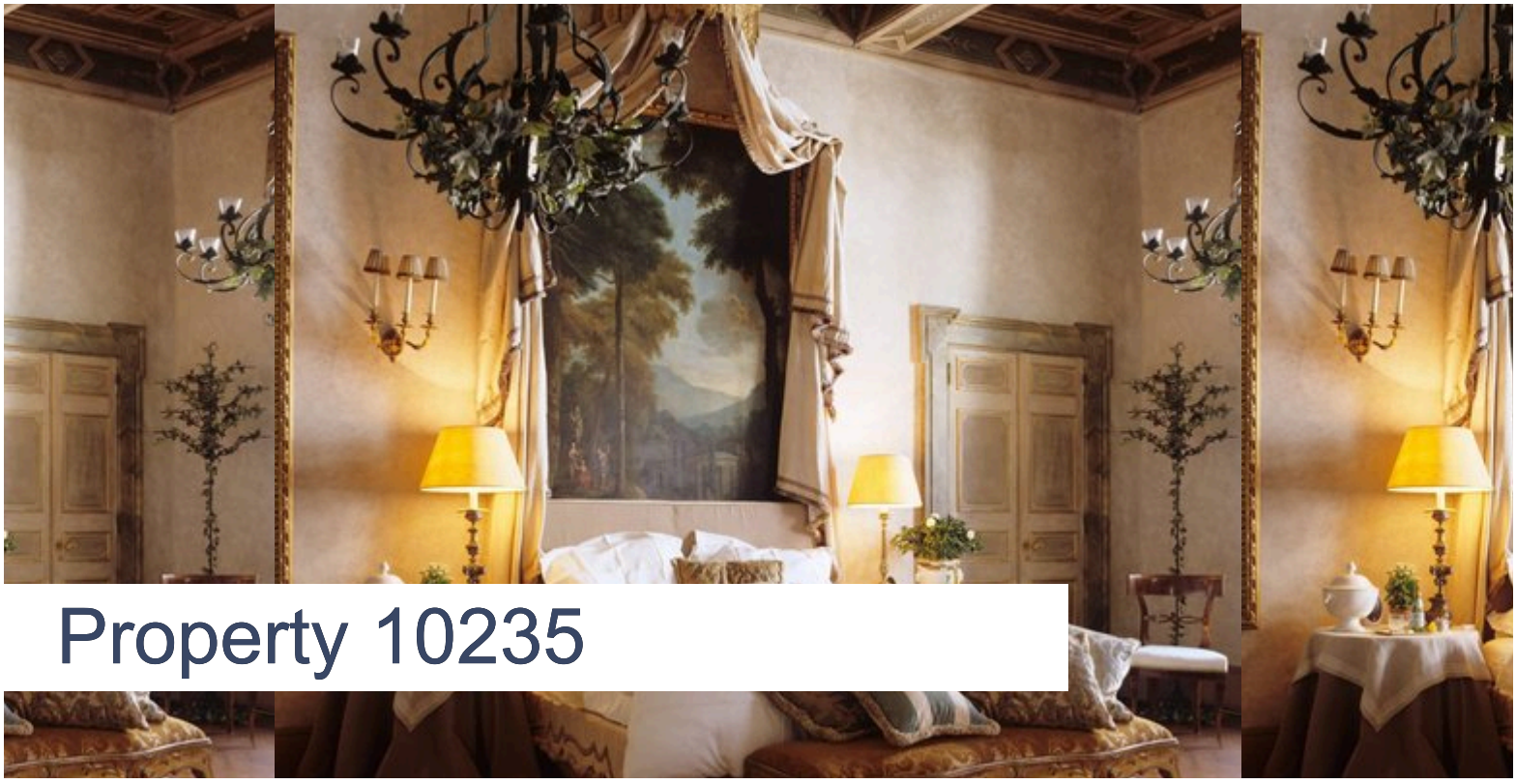
Italian Villas collection



# Property 10235

**Number of beds:** 4
**Bedrooms:** 2

Air Conditioning Throughout

Safe

Stereo system and DVD

Minibar and tea or coffee making facilities

Heating

Satellite TV

City Views

Wi-Fi

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

## NEARBIES

The property is 15 km from Rome-Ciampino International Airport, 30 km from Rome-Fiumicino International Airport, 170 km from Perugia San Francesco d'Assisi Airport, and 350 km from Pisa International Airport. The property is 25 km from Tivoli, 35 km from Castel Gandolfo, 40 km from Bracciano, 50 km from Frascati, 85 km from Viterbo, 90 km from Orvieto, 120 km from Spoleto, 135 km from Assisi, 225 km from Naples, and 230 km from Florence.

# FEATURES

- 2 Double Bedrooms
- 2 En-Suite Bathrooms
- Kitchenette
- Closet
- Small Balcony
- Air Conditioning and Heating
- Room Safe
- Fax Machine
- High-Speed Wi-Fi
- Minibar
- Bose iPod Dock
- DVD Player
- Video Projector with Large-scale Screen
- Multi-language Satellite TV

# DESCRIPTION

Property 10235 - ROME

2 Bedrooms

Location and Surrounding Area
Situated on the renowned Via Condotti, this property provides an exceptional blend of luxury and convenience. This iconic street, famous for its high-end boutiques and historic charm, places you just steps from the Spanish Steps and Piazza di Spagna. With its central location, you will be perfectly positioned to immerse yourself in Rome's vibrant culture and timeless elegance, making this apartment the ideal base for an unforgettable Roman escape.

Start your day on the iconic Via Condotti, where luxury shopping meets historic charm. Begin with a leisurely stroll to the nearby Spanish Steps, one of Rome's most famous landmarks. Climb the elegant staircase and enjoy the vibrant atmosphere of Piazza di Spagna below. From there, head towards the Trevi Fountain, a short walk away. Toss a coin into this stunning Baroque masterpiece to ensure your return to Rome.

Next, immerse yourself in Rome's rich history with a visit to the Pantheon, just a few minutes' walk from Piazza Navona. Marvel at this ancient temple's impressive dome and oculus, a testament to Roman engineering. After exploring the Pantheon, take a leisurely stroll through the charming streets to Piazza Navona, known for its beautiful fountains and lively atmosphere. Enjoy a coffee or gelato at one of the square's many cafes while soaking in the vibrant ambiance.

In the afternoon, venture towards the Vatican City, a short metro ride or taxi away from Via Condotti. Explore the awe-inspiring St. Peter's Basilica and take in the breathtaking views from its dome. Don't miss the nearby Vatican Museums, home to the renowned Sistine Chapel and an impressive collection of art and historical artifacts. After a day of cultural exploration, return to Via Condotti and enjoy a fine dining experience at one of the upscale restaurants, reflecting on a day well spent in the heart of Rome.

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The Property
Experience the epitome of luxury and historical charm at Property 10235, located in a XVI-century Palazzo at the beginning of the legendary Via Condotti. Once the residence of French Emperor Napoleon III in 1830, this unique property offers an unparalleled stay in the heart of Rome. The Property 10235 includes two magnificent apartments: the Property 10235 and the Roma Lux Mansarda, which can be rented separately or together.

A masterful renovation has restored these apartments to their former glory, blending antique furnishings, grand oil paintings, XVI-century tapestries, parquet floors, and hand-stencilled walls. Each space exudes timeless elegance and charm, reflecting the rich heritage of its historical setting. Immerse yourself in the sophistication and history of Property 10235, where every detail has been thoughtfully curated to offer a truly memorable stay.

The Property 10235 features the opulent King Room, where a grand canopied bed draped in luxurious fabrics is complemented by a massive oil painting serving as the headboard. Another painting reveals an exquisite marble bathroom. Guests enter through grand wooden doors, passing an elegant arcade of Doric columns adorned with ancient artefacts and ascending a marble staircase lined with antique Roman busts to reach the suite's entrance.

The Luna Room, an optional addition to the suite, is accessed via a charming wooden staircase from the Suite's Yellow reception room. This recently restored, 20-square-metre room features a cozy double bed, an en-suite bathroom with both a shower and bath, a well-appointed closet, and a small balcony overlooking the picturesque surroundings. The Luna Room is available only when booked as part of the suite, offering an intimate and stylish retreat.

The apartment is equipped with air conditioning and heating for year-round comfort. Modern amenities enhance the stay with a multi-language satellite plasma TV, a state-of-the-art video projector with a large-scale screen, a DVD player, and a Bose iPod dock for premium audio experiences. Guests can also enjoy the convenience of a well-stocked minibar, high-speed Wi-Fi, and a fax machine for business needs. For added security and peace of mind, a room safe is provided.

# PHOTOS

BVLGA

LA PITTURA ITALIANA

PALAZZO RUSPOLI
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