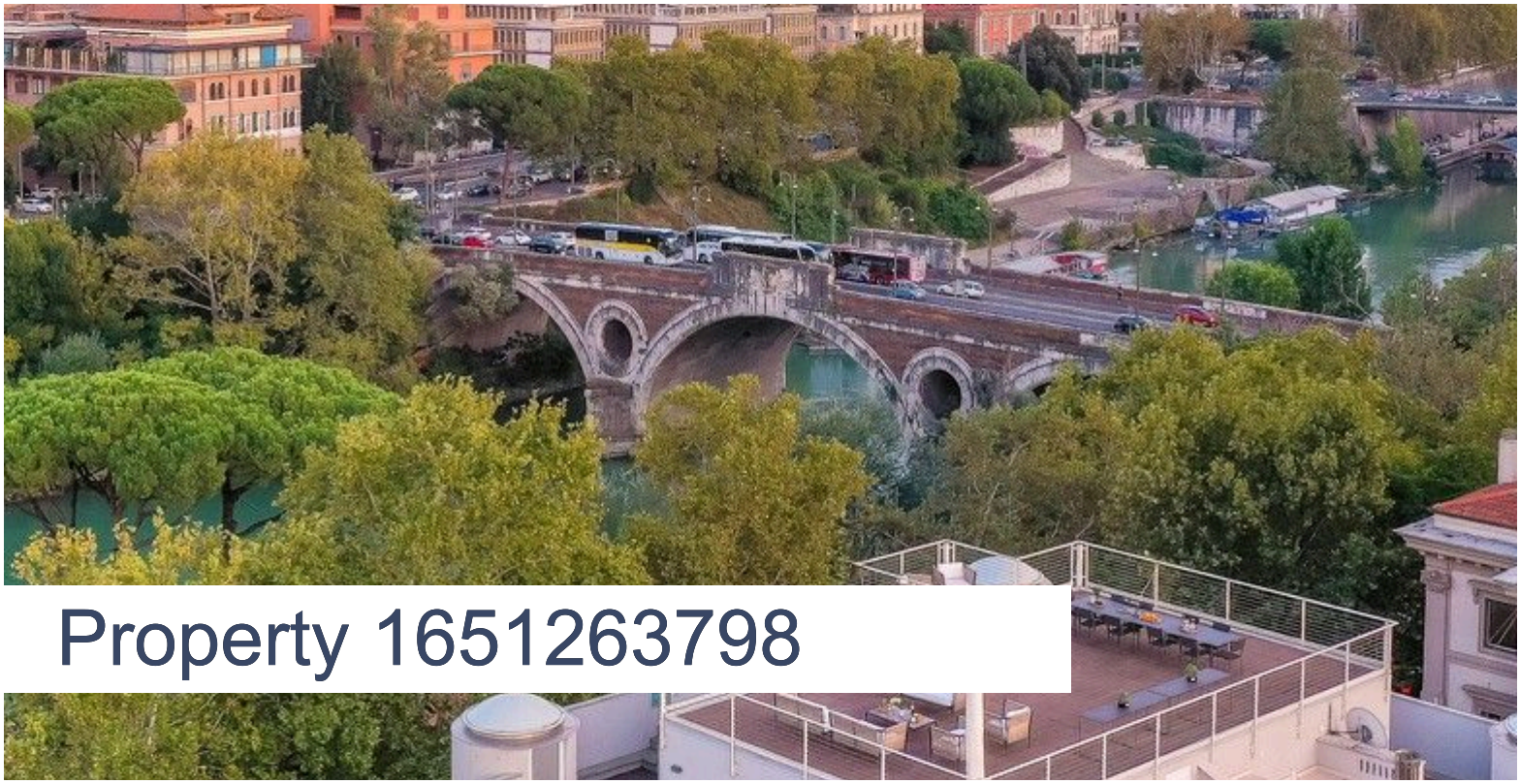


# Property 1651263798




**Number of beds:** 6 + 6
**Bedrooms:** 3 + 3

## Bathrobes and Slippers
Zara Home bathrobes provided for each guest.

## Air Conditioning Throughout
Included in the price.

## Air Conditioning In The Bedrooms
Included in the price.

## Hair Dryer In The Bathrooms

## Dryer

## Barbecue

## Crib

## Available For Events
The concierge service can assist in organising special events such as anniversaries, parties, or business meetings, taking care of every detail to ensure memorable occasions. The maximum number of guests is 18 during the winter months and 30 during the summer months.

## Stereo system and DVD

## Fibre Internet

## Located in a quiet area and suitable for yoga retreats

## Close to a vineyard or winery
Several wine bars are located nearby, including: Tastevin (100 m), Enoteca Costantini (approximately 1 km), Enoteca Buccone (approximately 1 km), and Il Covino (1.5 km).

## The Villa is Less Than 15 km From a Golf Course

Several golf courses are located nearby, including: Parco di Roma Golf Club (8 km), Tevere Golf (8 km), and Appio Golf Club (14 km).

## The maximum distance from the city centre is 1.5 km

The property is located in a central area of Rome, and many of the city's main attractions are within walking distance.

 Dishwasher

 Washing Machine

## Mattress sizes and bed dimensions

Penthouse Prati Apartment 1: 3 double bedrooms, including one with a (200x200 cm) bed, one with a (180x200 cm) bed, and one with a (140x190 cm) bed.Penthouse Prati Apartment 2: 3 double bedrooms, including two (140x200 cm) beds and one (180x200 cm) bed.

## Bath amenities

Full bathroom amenities by Argan Source.

## Nearby

The property is located 180 m from Ristorante Massari, 200 m from Ristorante Cacio e Pepe, and 350 m from Ristorante Settegradinord. The nearest bar is Bar Massari. The closest supermarket is Carrefour, about 100 m away. A pharmacy is located approximately 500 m away, and a Unicredit bank is about 400 m from the property.

 Gym

 Parking Space

A spacious two-car garage is available on the premises. Included in the price.

 Heating

Included in the price.

 Concierge Service

The concierge service is a key element of the luxury hospitality this property offers to its guests. This service is designed to provide a high level of personalised assistance, ensuring that every aspect of the guests' stay is meticulously taken care of. The key points include: personalised assistance 24/7, planning of exclusive experiences, bespoke services, logistical support, and management of special events.

 Housekeeping

A five-hour cleaning service for stays longer than seven nights. Included in the price.

Smart TV

 Satellite TV

 City Views

 Lake View

 Wi-Fi

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

## NEARBIES

Penthouse Prati is 30 km from Rome-Fiumicino Airport and 38 km from Rome-Ciampino Airport. Villa Borghese is less than 2 km from the property, the Sistine Chapel and Vatican Museums are 2 km, Piazza Navona and Piazza di Spagna are 3 km, St Peter's Basilica and St Peter's Square are 3 km, the Trevi Fountain is 4 km, the Pantheon is 5 km, the Roman Forum is 6 km, and the Colosseum is 7 km.

# FEATURES

Prati Apartment 1:

- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Fully Equipped Kitchen
- Open-Plan Living and Dining Room
- Panoramic Terrace
- Laundry Room
- Balcony
- Fridge and Freezer
- Dishwasher
- Oven and Microwave
- Coffee Maker
- Wine Glasses
- Toaster
- Blender
- Wine Fridge

Prati Apartment 2:

- 3 Double Bedrooms
- 2 Bathrooms
- Fully-Equipped Kitchen
- Open-Plan Living and Dining Room
- Panoramic Rooftop Terrace
- Outdoor Lounge and Dining Area
- Outdoor Well-Equipped Gym Area (Terrace)
- Outdoor Shower (Terrace)
- Table Football (Terrace)
- Induction Hob and Oven
- Fridge and Freezer
- Espresso Coffee Machine
- Toaster
- Dishwasher
- Washing Machine (Kitchen)

- Parking Space (Two-Car Garage)





# DESCRIPTION

Property 1651263798 - ROME

6 Bedrooms

Location and Surrounding Area
Located in Rome, just steps from the city's most exclusive dining, shopping and entertainment options, this elegant six-room penthouse is the perfect place for a stylish break in one of the most romantic cities in the world. With a peaceful yet central location, many of Rome's most famous attractions are within easy walking distance, while the rest are just a short taxi ride away. It would take weeks to see all that the city has to offer, but even a few days are enough to explore Rome's most beautiful sights.

Rome, the cradle of Western civilisation, is a city where history and modern life intertwine at every turn. The grandeur of ancient landmarks like the Colosseum, the Roman Forum, and the Pantheon are still very much alive, while vibrant squares such as Piazza di Spagna and Piazza Navona offer an invitation to relax, enjoy a coffee, and absorb the atmosphere. The city's timeless charm is evident in every corner, whether in its bustling streets or hidden alcoves of history.

A short stroll from the city centre takes you to Vatican City, where the world-renowned Vatican Museums and Sistine Chapel await, showcasing artistic masterpieces from centuries of history. The majestic St Peter's Basilica, with its stunning architecture and interiors, is another unmissable sight. For a change of pace, wander to Trastevere, a charming district where narrow, cobbled streets lined with ivy-clad buildings lead to lively piazzas, offering a taste of authentic Roman life and vibrant local culture away from the crowds.

As the sun begins to set, let the city's magic unfold beneath a golden glow. Make your way to the Trevi Fountain, where tradition compels you to toss a coin and wish for a return to Rome. Enjoy an evening stroll past illuminated ruins and through bustling streets filled with music and laughter. Whether you are savouring gelato on the Spanish Steps or watching the world go by from a rooftop terrace, Rome's timeless beauty and romantic spirit will leave a lasting impression that calls you back time and again.

Property 1651263798 is 30 km from Rome-Fiumicino Airport and 38 km from Rome-Ciampino Airport. Villa Borghese is less than 2 km from the property, the Sistine Chapel and Vatican Museums are 2 km, Piazza Navona and Piazza di Spagna are 3 km, St Peter's Basilica and St Peter's Square are 3 km, the Trevi Fountain is 4 km, the Pantheon is 5 km, the Roman Forum is 6 km, and the Colosseum is 7 km.

The Property
Located on the fourth and fifth floors of an elegant building, Property 1651263798 embodies the true spirit of comfort and elegance, providing a perfect hideaway in Rome. Boasting a panoramic rooftop terrace with unparalleled 360-degree views of the city, the property comprises two penthouses accommodating a total of 12 guests: Prati Apartment 1, which sleeps six guests in three double bedrooms, and Prati Apartment 2, which sleeps six guests in a further three double bedrooms.

*Property 1651263798 Apartment 1:*
Featuring vibrant artwork and flooded with natural light, the interior living space of Prati Apartment 1 boasts an elegant open-plan living and dining room, complete with a fully equipped kitchen including a coffee machine to get your morning off to a great start. Offering a calm atmosphere, the expansive 100-sqm terrace, accessible from the living room, offers stunning views of the city's historic splendour. This luxurious 281-sqm apartment also includes a laundry room with washing machine and dryer.

Exuding sophisticated design, this penthouse features three comfortable double bedrooms for up to six guests, and three stylish en-suite bathrooms, each with a spacious shower. Bath amenities and premium hair care products are provided in each bathroom. A thoughtfully placed hammock in one of the bedrooms invites moments of peaceful relaxation and quiet retreat. The apartment is fitted with central heating, and additional independent heaters are available in the living area and bedrooms.

*Property 1651263798 Apartment 2:*
The expansive rooftop terrace offers breathtaking views of the River Tiber and the city's historic splendour. Perfect for quiet moments, the terrace is furnished with armchairs and a large table for al fresco dining. The 300-sqm terrace also includes an outdoor gym area, allowing fitness enthusiasts to maintain their routine while on holiday. The fitness area provides a variety of equipment, such as weights, yoga mats, dumbbells, push-up bars, ankle weights and more. The terrace also features an outdoor shower and a foosball table.

Flooded with natural light, the interior living space comprises an elegant open-plan living and dining area with a fully equipped kitchen, including all the amenities you may need during your stay, as well as a coffee machine to get your morning off to a great start. A convenient washing machine is also available in the kitchen. The penthouse features underfloor heating throughout. Additionally, the living area and two of the three bedrooms are equipped with independent heaters.

Exuding sophisticated design and refined style, this luxurious 95-sqm penthouse features three elegant double bedrooms. The main bedroom has a king-size bed (180x200), while the other two each feature a double bed (140x200). One of the bedrooms also includes a desk corner, ideal for work or quiet moments. There are two bathrooms: one with a spacious shower, and the other with a bathtub and handheld showerhead for indulgent relaxation. Bath amenities and hair care products are thoughtfully provided in each bathroom.

The two apartments have independent entrances and are linked by internal stairs leading from the fourth floor to the fifth-floor terrace. If booked by separate groups, the glass door to the terrace can be securely locked to ensure privacy between the spaces. A two-car garage is available on the premises, removing any parking concerns for guests travelling by car in complete comfort. While the lift reaches the fourth floor where Apartment 1 is located, approximately ten steps must be taken to access the fifth floor and Apartment 2.

# PHOTOS















