

# Factsheet



Live an apartment in the peaceful San Saba neighbourhood of Rome, 2 km from the Colosseo. This spacious apartment is ideal for families seeking tranquillity in the City's heart. A bright terrace and modern decor interiors will be the perfect shelter after a long day of exploring the Eternal City, where the Dolce Vita lifestyle is waiting to be experienced.

This apartment is situated in the tranquil and sophisticated San Saba neighbourhood of Rome, just 2 kilometres away from the world-renowned Colosseum. Its location is an added advantage as it is in close proximity to the vivacious neighbourhoods of Trastevere and Testaccio, which are filled with a plethora of charming restaurants, shops, bakeries and picturesque walking paths. This apartment serves as an ideal base for anyone who wants to explore the ancient history of Rome or immerse themselves in the vibrant culture of the city.

Conveniently located in a well-connected portion of the Eternal City, the villa is just a **twenty-minute drive** from the Termini Station which offers regular

service to Italian main location such as **Naples** (1 hours and 12 minutes), **Florence** (1 hour and 37 minutes) and **Milan** (3 hour and 40 minutes)

## Highlights

- 10 guests in 3 double bedrooms, 1 twin, 1 bunkbed and 3 bathrooms in 200 m2
- 1 Cot, 1 high, 1 additional bed and 2 sofa beds are available
- Wi-Fi throughout
- Air Conditioning in all bedrooms
- Elevator, not fit for wheelchairs
- The closest landmarks are Colosseo (2 Km), Spanish Steps (4 Km) and Vaticano (5 km)

## AMENITIES



The apartment has the added benefit of a dedicated **concierge team** proficient in designing personalized itineraries to suit each guest's unique preferences. Their extensive knowledge of the local culture enables them to make expert recommendations for trattorias. At the same time, their ability to facilitate last-minute plans and secure access to museums, parking, and activities demonstrates their finesse and skill.

- The kitchen feature a 5 gas burner, an electric oven, a microwave, a dishwasher and a bar-like shelf with 3 seats
- Dining table for 8 guests
- 40" Tv Screen with DVD Player
- Main Terrace of 60 sqm
- Side terrace of 20 sqm
- Outdoor dining table for 10 guests
- Outdoor sofa and chairs area with sun umbrella

# FLOOR MAP

## FIRST FLOOR





## BEDROOMS

### FIRST FLOOR

BEDROOM 1 – GUESTS 2+1



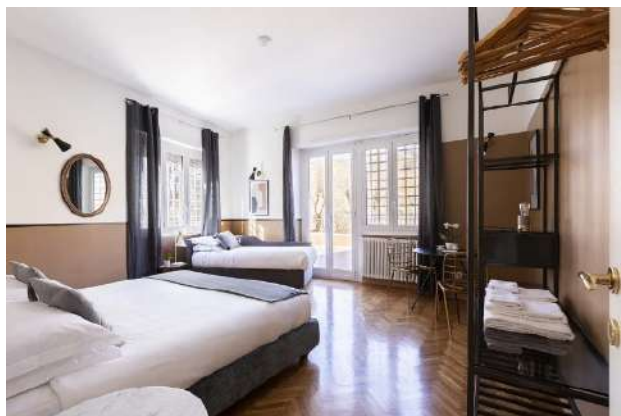
BEDROOM 2 – GUESTS 2



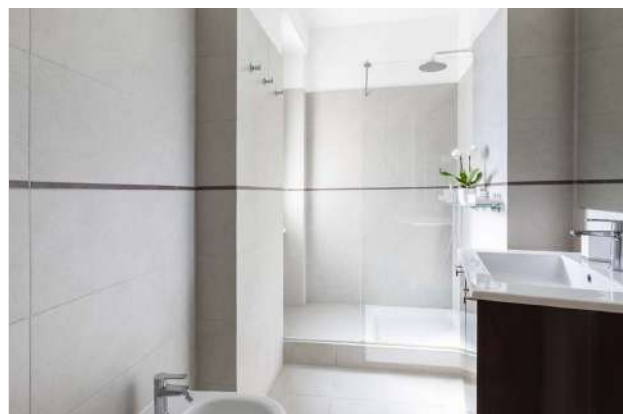
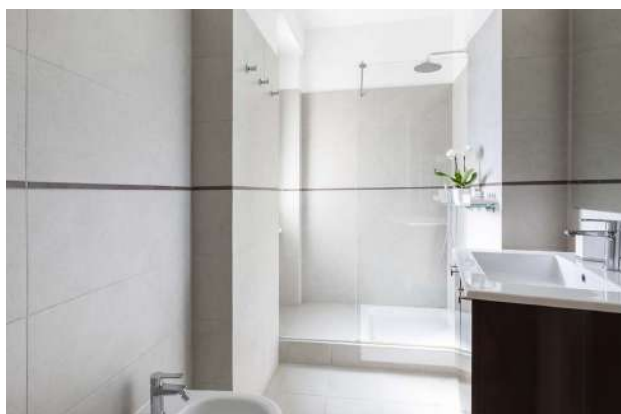
BEDROOM	Double
SIZE	Queen 160 cm x 190 cm
FLOOR	First
PLACE	Apartment
SQ.MT	16
AMENITIES	<ul style="list-style-type: none"><li>Air Conditioning</li><li>Heating system</li></ul>
BATHROOM	Shared with Bedroom 2
TYPE	Shower
NOTES	<ul style="list-style-type: none"><li>1 sofa bed 80 cm by 190 cm available</li><li>Access to balcony</li></ul>

BEDROOM	Twin
SIZE	Two regular 80 cm x 190 cm
FLOOR	First
PLACE	Apartment
SQ.MT	12
AMENITIES	<ul style="list-style-type: none"><li>Air Conditioning</li><li>Heating system</li></ul>
BATHROOM	Shared with Bedroom 1
TYPE	Shower
NOTES	<ul style="list-style-type: none"><li>Access to balcony</li></ul>

BEDROOM 3 – GUESTS 2+1



BEDROOM 4 – GUESTS 2+1



BEDROOM	Double
SIZE	Queen 160 cm x 190 cm
FLOOR	First
PLACE	Apartment
SQ.MT	18
AMENITIES	<ul style="list-style-type: none"> <li>▪ Air Conditioning</li> <li>▪ Heating system</li> </ul>
BATHROOM	Shared with Bedroom 4
TYPE	Shower
NOTES	<ul style="list-style-type: none"> <li>▪ Access to the main terrace</li> <li>▪ Sofa bed 80 cm by 190 cm</li> <li>▪ Crib available</li> </ul>

BEDROOM	Double
SIZE	Queen 160 cm x 190 cm
FLOOR	First
PLACE	Apartment
SQ.MT	15
AMENITIES	<ul style="list-style-type: none"> <li>▪ Air Conditioning</li> <li>▪ Heating system</li> </ul>
BATHROOM	Shared with Bedroom 3
TYPE	Shower
NOTES	<ul style="list-style-type: none"> <li>▪ Access to the main terrace</li> <li>▪ Extra bed 80 cm x 190 cm available</li> </ul>

BEDROOM 5 – GUESTS 2



BEDROOM	Bunkbed
SIZE	Two Regular 80 cm x 190 cm
FLOOR	First
SQ.MT	7
AMENITIES	<ul style="list-style-type: none"><li>▪ Air Conditioning</li><li>▪ Heating system</li></ul>
BATHROOM	Private next to the room
TYPE	Shower
NOTES	<ul style="list-style-type: none"><li>▪ Designed for youngest guests</li></ul>



## THE PROPERTY



### HOME DECOR

The interiors are modern, with parquet flooring and contemporary tiles providing a stylish accent and some pop and northern Europe-style furnishings. The walls are in white, pastel colour and completed by floral-themed wallpaper.

### INTERIOR

The apartment is located on the first floor of a residential building inside San Saba, a quiet neighbourhood in the centre of Rome. The interior was designed to create a placid refuge from the city chaos, illuminating the living room thanks to the terraces and large windows.

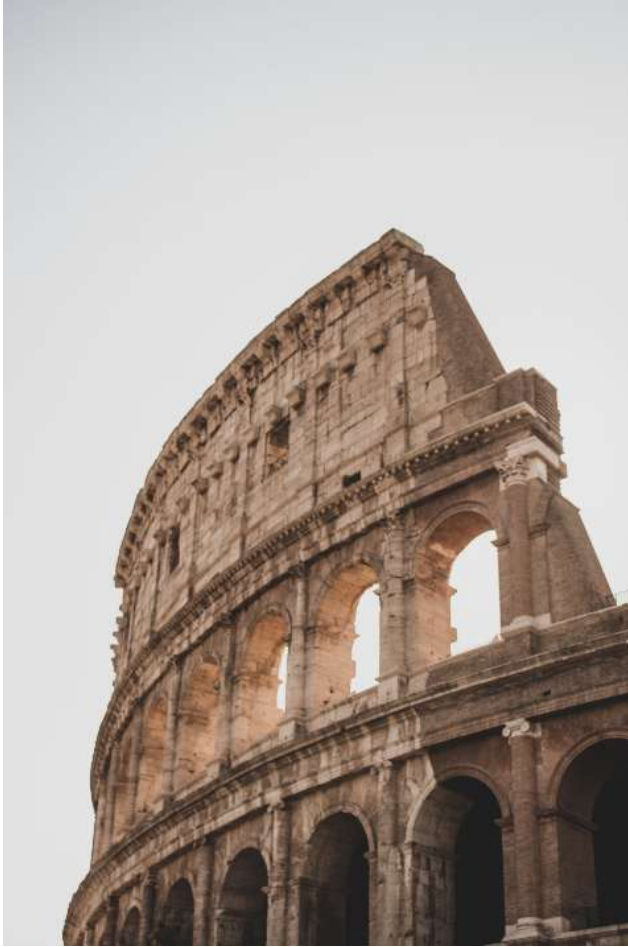
### EXTERIOR

The apartment possesses two terraces, one covering an area of 20 sqm and the other spanning 80 sqm. They offer an opportunity to savour the essence of Rome in the open air, serving as an ideal retreat to partake in pre-dinner drinks and al fresco dining, complete with outdoor seating arrangements comprising sofas or a commodious 10-seater table. Furthermore, during daytime hours, a sizeable parasol provides ample protection from the sun's rays.





## EXPERIENCE



COLOSSEUM

There's more to Rome than, probably, to the rest of Italy: Rome, the Eternal City, has many more sights than anyone has time to visit, and as the Italians say, "Roma, non Basta una vita" (Rome, a lifetime is not enough), so even the most dedicated of native Romans is unlikely to have seen it all. It has great energy from mixing history with so many people worldwide. And as well as restaurants, shopping, and nearby nature, people's perceptions are mesmerised by a culturally rich area in terms of museums, architecture, and art. Rome is also the place where the word 'La Dolce Vita' was born - and not by accident: thousands of little restaurants, casual places for aperitifs and magnificent terraces by luxurious hotels with a complete sight of the City, many shops and markets make of this place a unique destination in the world.

### LOCATION

Close to the heart of the action, this property is perfect for those who want to be inside the inner-city centre of Rome, yet in a private environment. Near to restaurants, bars this apartment is particularly indicated for those who love living an authentic Italian experience.

### SURROUNDINGS

The apartment is located in a central area of Rome. On foot, it is possible to reach many of the main places of interest in a few minutes, as well as having an excellent subway system, cabs can take guests in minutes to any destination, from big brand shopping streets to the most representative Roman gardens.

- **The Colosseum** (2 Km) The amphitheater was built using concrete and stone and features a system of underground tunnels and chambers, which were used to house animals, gladiators, and martial equipments. Over the centuries, the Colosseum has suffered damage due to natural disasters, fires, and human intervention. However, it remains one of the most iconic and visited tourist attractions in Rome, attracting millions of visitors each year.
- **Piazza Navona** (4 Km) The square was originally built as a stadium by the Emperor Domitian in the 1st century AD, and it was used for athletic competitions and other public events. Today, Piazza Navona is a popular destination where visitors can admire the stunning architecture of the Baroque Sant'Agnese in Agone church and the three fountains that adorn the square, including the iconic Fountain of the Four Rivers designed by Gian Lorenzo Bernini.
- **The Pantheon** (4 Km) which had the largest unsupported dome in the world until the construction of the Florence Cathedral in the 15th century, is considered a masterpiece of ancient engineering and architecture and is one of the best-preserved buildings in Rome. It has inspired



many architects throughout history and continues to attract visitors from all over the world.

- **Trastevere's** (4 Km) rich history is considered one of Rome's oldest and most authentic neighbourhoods. In ancient times, it was a working-class area inhabited by labourers and artisans. Today, it is a popular tourist destination, with many restaurants, cafes, bars, artisanal shops, and boutiques that let hits visitors explore Rome's authentic charm and character.
- **Villa Borghese Garden** (5 Km) is a large public park in Rome, it was initially a vineyard belonging to the Borghese family, and today features numerous gardens, fountains, and sculptures, as well as several museums and galleries where can be admired sculptures by Bernini, paintings by Caravaggio, Raphael, and Titian, and other masterpieces by artists such as Botticelli, Rubens, and Veronese. In addition to the museum, visitors can also enjoy various outdoor activities in the park, such as renting a bike or a boat, taking a walk or a jog, or simply enjoying a picnic on the lawns.
- **The Spanish Steps** (5 Km) were built in the early 18th century to connect the Spanish Embassy to the Holy See with the church, and they are known for their beautiful design and the views they offer of Rome from the top. They have been the site of many cultural and social events throughout history, including fashion shows and concerts, and along the latest decades, most of designers' shops are locate along this area and Via del Corso

- **The Trevi Fountain** (6 Km) as one of the most famous fountains in the world, the symbol of Federico Fellini's *Dolce Vita*, and the pinnacle of Italian legend worldwide. Decorated with various sculptures and reliefs, including depictions of mythological figures and scenes from Roman history, it is also known as one of the most famous traditions: throwing a coin into the fountain with your right hand over your left shoulder ensures that you will return to Rome in the future. It is estimated that around 3,000 euros are thrown into the fountain daily, collected and donated to a local charity.



ST.PETER'S SQUARE

## FOOD EXPERIENCE



TRASTEVERE DISTRICT

The City's food and wine scene showcases a fusion of ancient culinary traditions and modern innovations, featuring local produced cheeses, pasta dishes, game and seafood with aromatic and full-bodied wines.

- In the city centre, we recommend the traditional and famous **Hostaria da Pietro** with its arched exposed-stone ceilings; this place is a locally renowned osteria (tavern) between the Romans. It serves local specialties and a range of grills, fish and truffle dishes. For those who prefer a local-chic atmosphere, the enchanting **Imago** Michelin star restaurant of **Hassler Hotel** on the 6th floor with its view over the City.
- The best local restaurants recommended by the owner near the property are: **Felice al Testaccio** has been part of the Testaccio district's history since 1936 and is now a fundamental institution of typical cuisine and local history for its only quintessential Roman tradition, **Marygold** is a modern restaurant and bar within walking distance of the apartment, specializing in brunch and dishes with a strong Northern European influence created to give Rome an alternative to its typical cuisine it specializes in selecting and creating coffee blends like few other, **Flavio al Velavevodetto** is a place where the food quality is beaten only by the outside terrace; the customers forget to be inside the chaotic Eternal City, on the top list for every guest that would like to experience the authentic "Carbonara"
- The local nearest restaurant to the apartment is **Bull Steak** is a contemporary meat restaurant that boasts a local atmosphere and an impressive selection of grilled meats. They take inspiration from Roman traditions, and their carbonara is said to be a delicious representation of the local cuisine
- As typical shops in the area we recommend that you don't miss the **Testaccio Market**, which offers meats, spices, fresh vegetables and everything that the well-stocked Laziale traction in food offers, and we also recommend that you don't miss to visit the narrow streets of **Trastevere**, which is full of small artisan stores and with great tradition



## THE BEST OF THE REGION

Rome, the Eternal City, is a breathtakingly beautiful metropolis steeped in history and culture. With its awe-inspiring architecture, majestic fountains, and cobblestone streets that lead to ancient ruins, Rome captivates the senses and ignites the imagination. The city's vibrant energy and bustling streets are balanced by quiet corners where one can find a peaceful retreat. From the grandeur of the Colosseum to the serenity of the Vatican, Rome offers a unique and unforgettable experience for visitors, rich in art, gastronomy, and charm



ROMAN FORUM

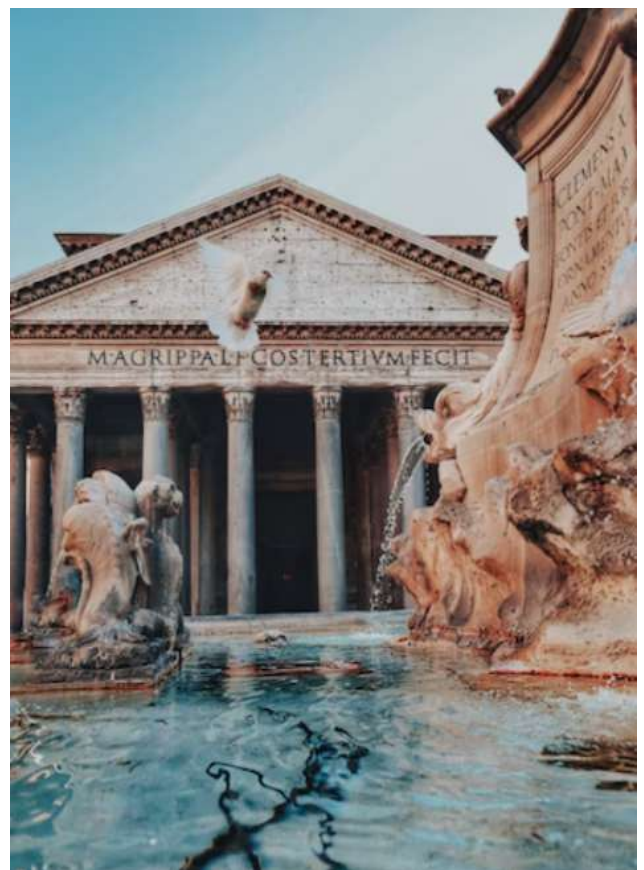
## CULTURAL EXPERIENCE

- **The Roman Forum** (3 Km) is an ancient public square that was the center of political and social life for centuries and is now a popular sightseen.
- **The Capitoline Museums** (3 Km) are located on Capitoline Hill and are home to an impressive collection of ancient Roman art and artifacts
- **The Vatican Museums** and St. Peter's Basilica (5 Km) two sites located within Vatican City, and are

home to some of the world's most important art collections, including the Sistine Chapel.

## NATURAL EXPERIENCE

- **Villa Sciarra Park** (3 Km) has lush greenery, gardens, fountains, and a small lake. Visitors can stroll through the park's winding paths, admire the many sculptures and fountains, and relax on the benches and lawns. The villa's interiors are not open to the public, but it is possible to visit the park.
- **Janiculum Hill** ( 3,5 Km) This hill on the west side of the Tiber River offers panoramic views of Rome and is a popular spot for picnics and sunset-watching.
- **Monte Mario** (7 Km) is a hill on the northwest side of Rome offers stunning views of the city and is home to an observatory and several parks
- **Parco degli Acquadotti** (10 Km) is a park in southeast Rome features the ruins of ancient Roman aqueducts and is a popular spot for hiking and picnicking.



PANTHEON



## SHOPPING



CAMPO DEI FIORI MARKET

- Markets have been an Italian tradition for centuries and are lively places where one can see a cross-section of Italian society and learn about the local customs. We recommend visiting the Bric-a-Brac Market in **Porta Portese** open from Munday to Friday from 5 am to 3 pm, as much as the **Mercato in Capo dei Fiori** open from Munday to Friday from 8 am to 2 pm.
- **The Spanish Steps** are the realm of the designers: Prada sunglasses, Gucci handbags in the chic boutiques of this elegant district. Breathtaking window displays make **Via Condotti** the best spot in the City for shopping. This area of the City will let visitors indulge in joining the celebrities and billionaires of Rome's population.
- **Via del Corso** is for those seeking all the luxuries of home. Rome's main street is constantly full of tourists, shoppers - and life in general. Here, the high street favourites and many stylish Italian shops can be found, offering high-quality clothing, gloves, hats, silk ties, and leather items.
- **Via del Governo Vecchio** is between the most historical streets, one of the most ancient walking routes in Rome. Enriched with intriguing, cramped stores, this is like a hidden treasure chamber where valued items compose the best vintage shopping district in the city.