

# Apartment Ottavia

**Region:** Rome   **Sleeps:** 6

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## Overview

Tucked in the historic centre of Rome, Apartment Ottavia is a 2-bedroom home, ideal for families and groups of friends alike. Thanks to its prime location, which is only a few steps away from the iconic Colosseum, you're immersed in the vibrant energy of the old town.

Spread over 130 square metres, located on the 4th floor of a chic Umbertino-style building, it offers a lift and concierge service.

Stepping in, you're immediately greeted by a refined dining room. Dewy white walls, glossy wooden flooring and tasteful objects d'art create a feeling of elegance and luxury. You're sure to be impressed by the high quality fabrics and carpets that adorn the room. Savour your morning coffee, while looking out of the windows at the sprawling views of the piazza. Gather at the dining table and enjoy intimate meals with your loved ones. Settle down on the comfy double sofa and watch your favourite shows on the 52-inch, full screen HD TV.

If you're working remotely, connect to the free high-speed Wi-Fi from any part of the apartment. All the rooms are equipped with independently managed air-conditioning. Make most of the iron and ironing board to look your best at all times. Other facilities include a washing machine, tumble dryer, professional hair dryer, slippers, and heating.

Cook up a storm in the fully functioning kitchen. It's provided with a Nespresso coffee machine with a variety of coffee pods, toaster, and electric kettle with tea infusions. You can also enjoy a complimentary breakfast of a hot drink, cold drink and croissant from Bar Iside, a cafe next to the building's main entrance.



The 'Romantic Double Bedroom' features a king-size bed, double sofa bed and desk. The second bedroom also has a king-size bed and desk. Both are kitted with a 44-inch HD TV, perfect for late-night binge watching. Each of the two bathrooms is outfitted with sensory showers and Erbo Lario's toiletries.

The apartment offers a range of services, including guided tours, shopping assistants, restaurant bookings, car rentals and transfers and housekeeping. Book a private chef and dig into individually curated meals. Alternatively, make use of the take-away service. Hire a personal trainer and keep up with your fitness routine. Afterwards, indulge in relaxing treatments at a massage and wellness centre.

## Facilities

Air-Con • City Homes & Apartments • Hairdryer • Historical Sites • Walking/Hiking Paths • Romantic • TV • Wine Tasting • Recommended • Wi-Fi/Internet • Walk to Village • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Heating • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Apartment

### *Interior Grounds*

- Living and dining area
- Kitchen, well-equipped
- Bedroom with a king-size bed, double sofa bed and work desk
- Bedroom with a king-size bed and work desk
- Two WC's

### **Additional Facilities**

- TV
- Wi-Fi
- Heating
- Elevator
- Washing machine
- Dryer
- Air conditioning
- Hairdryer
- Iron



# Location & Local Information

Apartment Ottavia is conveniently located within walking distance from Rome's charming old town attractions. Nestled in the Monti district, considered to be the city's oldest neighbourhood, you're surrounded by authentically Roman experiences.

Savour its lively, bohemian atmosphere, which is choc-a-bloc with picturesque alleyways, narrow streets, and alluring buildings. Discover a variety of art galleries, trendy studios, craft shops, restaurants, taverns, bakeries, and wineries. Among the notable basilicas in the area are Santa Maria Maggiore, Ara Coeli, San Pietro in Vincoli, and Santa Pudenziana, which is renowned for its ancient mosaic that creates a striking chiaroscuro effect.

A few minutes' walk from the apartment will take you to the Basilica of San Clement. Explore its complex subterranean layers, which offer a glimpse into the beguiling history of the past 2000 years. What is more quintessentially Roman than the Colosseum? Dating back to 80 AD, this 50,000 seat amphitheatre epitomises the drama and majesty of the Roman Empire. Witness its storied grounds where armour-clad gladiators engaged in bloody battles with mighty lions. Head to the Imperial Flora and discover historic piazzas, constructed between 46 B.C.E and 113 A.D.

Stroll along Via dei Fori Imperiali and experience one of Rome's most beautiful and captivating routes, which leads to Piazza Venezia. From there, you can quickly reach other famous landmarks such as the Pantheon or Piazza di Spagna. Piazza di Spagna is surrounded by some of Rome's most attractive shopping streets, including via del Corso, via Condotti, and Via Frattina.

## Local Amenities

Nearest Airport	Leonardo da Vinci International Airport (29.4 km)
Nearest Town/City	Rome (0 km)



Nearest Train Station	<b>Roma Termini</b> (2.4 km)
Nearest Restaurant	<b>Sarkos</b> (100 m)
Nearest Bar/Pub	<b>The Race Club</b> (100 m)
Nearest Supermarket	<b>CONAD</b> (300 m)
Nearest Beach	<b>Malibu Beach Club</b> (36 km)

## What we love

- The Colosseum is just down the road!
- From private chef to a relaxing massage, the apartment offers a wealth of facilities
- Savour the vibrant energy of Old Town, go on a shopping spree, or stay indoors enjoying the apartment's elegant décor — there's something for everyone

## What you should know...

- While the apartment offers a range of facilities, make sure to check for those at an additional cost
- Events and parties are not permitted

# Terms & Conditions

- **Security deposit:** €250 to be paid to the owner upon arrival and refunded upon departure, subject to full inspection
- **Arrival time:** 2:00 pm – 23:00 pm
- **Departure time:** 8:00 am – 11:00 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- **Smoking Allowed?:** Smoking & Vaping are not permitted
- **Minimum stay:** 2 nights
- **Heating costs included?:** Yes, included in the rental price
- **Tax:** €3.50 per person per day, children up to 3 years are free
- **Internet access?:** Wi-Fi internet access included