

# Apartment Pincio

Region: Rome    Sleeps: 5

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## Overview

Enjoy a vacation with a view when you stay at charming Apartment Pincio, overlooking the famous Spanish steps and in the heart of central Rome, the capital city of Italy. This simply stunning three-bedroom apartment can comfortably accommodate up to five guests, ideal for a family holiday or a few friends sharing.

The apartment is on the fifth floor, but fear not; a lift will take you up there. Apartment Pincio boasts stunning views from its fabulous furnished terrace, where you can dine alfresco and watch the sunset over the Eternal City. Its architect-artist owner recently renovated the apartment, and is exquisitely dressed with unique art, artefacts, and antiques. The interiors have parquet floors, exposed brick walls, and timbered ceilings adorned with sparkling crystal chandeliers. Staying at Apartment Pincio comes complete with all the mod cons, including complimentary air conditioning and Wi-Fi throughout, a Peloton by arrangement, and an electric vehicle charging point in a private garage.

Take the elevator to the fifth floor, and enter the light and bright, elegant apartment decorated in a subtle colour palette of creamy whites and shades of soft neutral earth tones. The formal timber-ceiling, chandeliered seating area has a comfy white sofa and a grey velvet sofa with a matching armchair, arranged around a coffee table, facing a bookcase, with a wood-burning fire, an ornate mirror, and a satellite television preloaded with Netflix. An impressive eight-seater dining set would make for some splendid indoor entertaining. The white and steel grey, hi-tech, modern kitchen is fully equipped with all the latest built-in appliances and wizardry gadgets that you will need to cater for your stay.

There here are three beautifully dressed spacious



bedrooms. The master suite has a queen size bed, mirrored wardrobes, and an ensuite bathroom with a bathtub and shower with an inset marble sculpture and a scalloped hand basin. The second bedroom has a queen size bed, and the third has a single bed; they share a sleek bathroom with a walk-in rain shower and a frilled marble hand basin. A hallway with a white cushioned bench seat, and a working desk with a chair, leads to a city and church view, terracotta coloured, walled terrace. Take morning coffee at the soft seating spot, admire the view from the wooden chairs shaded from the summer sun by a handy parasol, and feast alfresco under a Roman sky at the six-seater dining set.

## Facilities

Romantic • City Homes & Apartments • Wi-Fi/Internet • Coffee Machine • Air-Con • Historical Sites • TV • Hairdryer • Walk to Village • Lift • Easy By Train • Cots (Cribs) • Wow Factor • Laptop Friendly Workspace • Animal farm • Kid-friendly museum • Kid-friendly excursions • No car required • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Satellite TV • Heating • High Chair(s) • Tourist Towns & Villages

# Interior & Grounds

## The Apartment

A luxury 120m2, three-bed, two-bath, fifth-floor apartment in central Rome, with Peloton, EV charging station and garage, and city view terrace, sleeps.

### *Interior*

- Open plan living space: sofa, armchairs, bookcases, fireplace, satellite cable TV with Netflix, eight seater dining set, hall with soft seating, work desk and chair, fully equipped modern kitchen
- Bedroom 1: Queen-sized bed
- Bedroom 2: Queen-sized bed
- Bedroom 3: Single bed
- Two Bathrooms

### *Exterior*

- Terrace with city view, soft seating, wooden chairs, dining set and parasol

### **Additional Facilities:**

- Air conditioning
- Wi-Fi
- Modern fully equipped kitchen with zeitgeist gadgets
- Elevator
- Peloton (by arrangement, please advise)
- Electric vehicle charging point
- Private garage – complimentary use
- Art & antiques





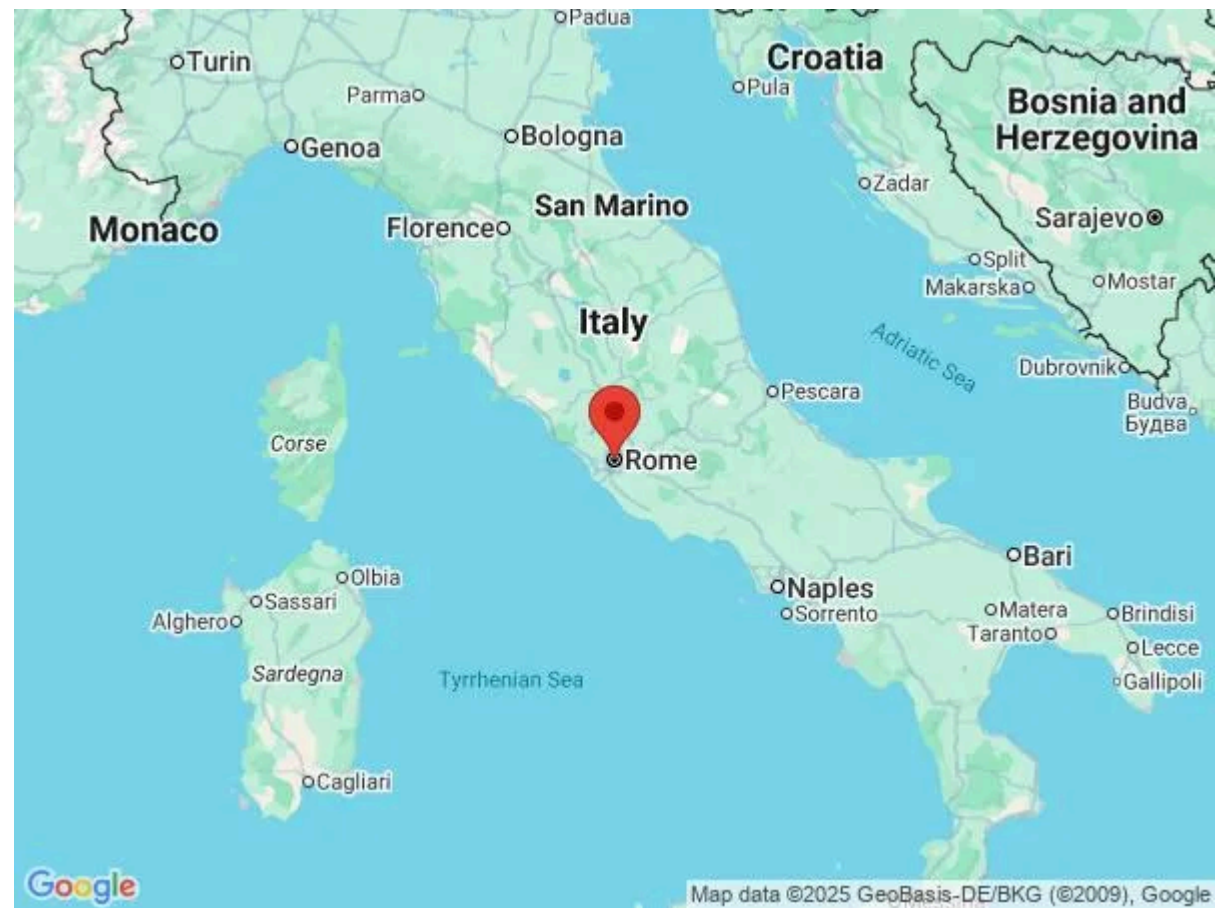
## Location & Local Information

Apartment Pincio can be found on a hill overlooking the Spanish steps, nestled in the heart of central Rome, the capital city of Italy, half down its west coast. The apartment is just sixteen kilometres from Rome's international Ciampino Airport, which can be reached by taxi or direct train. The central Roma Termini train station is five minutes by the metro to Spagna station; hop into a cab, or pre-book a transfer with the concierge team.

There is something for everyone to enjoy when you holiday in Rome, whether it's ancient history, architecture, renaissance art, culture, food, shopping, and fashion, or the simply joy of people watching, the Eternal City has got the lot. Step outside the apartment. A short walk will take you to the iconic Spanish Steps; enjoy a cappuccino in the bustling square of Piazza Barberini, then make a wish at the famous sculpted marble Trevi fountain.

Everywhere you go, there are ornate churches, rich with decorative icons, don't miss a visit to the nearby Santissima Trinita dei Monti, a Roman Catholic late Renaissance church above the Spanish Steps. Soak up the history of the city at The Pantheon, the Roman Forum, and the ancient Colosseum, all within walking distance of the apartment. No visit to Rome is complete without a meander through the Vatican Museum art collection to see Michelangelo's Sistine Chapel ceiling, the double helix staircase, and the rooftop terrace before visiting the Basilica of St Peter.

For fine art, go to the nearby Borghese Gallery, set in a gorgeous garden, housing an incredible collection of Canova marble sculptures. On the stroll back, stop at Harry's Bar for a Bellini, then walk down the Spanish steps to visit the Romantic poet Keat's house before sampling English muffins at the renowned Babington's Tea Rooms, which has been there since 1893. Saunter down the oh-so-very fabulous Via dei Condotti and window shop for world-famous designer-label fashion and exquisite hand-crafted leather handbags. Go on a guided tour or make your own way to the city's outskirts and cross the Old



Appian Way to discover the hidden treasures of the catacombs.

If you fancy a day trip out of Rome, the town of Tivoli is only thirty kilometres away, where you can visit Hadrian's Villa and the exquisite Villa D'Este. During the day, dine on freshly made pasta and homemade ice cream, eat alfresco in one of the many squares, and sit back and watch as the world and the beautiful people pass by. In the evening, make your way to the foodie heaven of Trastevere, and taste the delights of traditional Italian cooking, just like Nonna used to make, in one of its many taverna-style restaurants.

Local Amenities

Nearest Airport	Leonardo Da Vinci International Airport (30 km)
Nearest Town/City	Municipio I
Nearest Train Station	Flaminio Underground Station (500 m)
Nearest Supermarket	Carrefour Express (350)
Nearest Restaurant	Da Edy (80 m)
Nearest Bar/Pub	Stravinskij Bar (160 m)
Sightseeing	Piazza del Popolo (250 m)

## What we love

- We love the interiors at Apartment Pincio, they are exquisite, dressed with art, artefacts, and antiques, many of which that belong to the architect-artist owner
- We love the terrace at Apartment Pincio, superb to have an alfresco area in which to relax and dine in the summer months, not to mention the stupendous city views
- From the parquet floors and the timbered ceilings, to the chandeliers and marble bathrooms, the meticulous attention to detail and decoration is superlative throughout
- Apartment Pincio is perfectly positioned within walking distance of all the major sights you will want to see

## What you should know...

- Guests may have complimentary use of the owner's Peloton, please advise in advance to set up
- There is an electric vehicle charging point, and private secure garage
- There are three bedrooms, and two bathrooms, one ensuite, and one shared

# Terms & Conditions

- **Security deposit:** A security deposit up to the value of one night of the overall cost is due by credit card prior to arrival.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **End of stay cleaning available?:** Extra €300, paid OT. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** There is a Roman City Tax of €3.50 per night, per person over 10. This is payable in cash on arrival.
- **Internet access?:** Wi-Fi internet access included.