# Spanish Steps Apartment 4

**Region:** Rome **Sleeps:** 4

## Overview

Framed by the iconic Piazza di Spagna, Spanish Steps Apartment 4 sits within a prestigious 18th-century *palazzo* at the heart of Rome's most famous square offering front-row views of the city's vibrant soul.

This bespoke air-conditioned apartment, reimagined by two Milan-based architectural designers, embodies a refined dialogue between ancient grandeur and contemporary design. Here, artwork and fine marble meet a rare 19th-century tapestry and Rome-inspired statues, creating a space that feels both deeply rooted and endlessly sophisticated.

Step into the living-dining room where mirrored doors reflect light across the elegant interiors and sumptuous drapery conceals a hidden television. The open kitchen is at once theatrical and functional, its mirrored cabinetry providing a striking contrast to gold-accented finishes. In the dining space, a wooden table with lion-carved legs anchors the room, infusing every meal with a sense of occasion.

The two bedrooms reveal distinct personalities: one styled in soft neutrals and airy textures, the other enriched with a green-panelled screen and antique details that whisper of Rome's storied past. Bathrooms are clad in the finest materials, from Rosso Levanto and Calacatta marble to warm, tactile travertine, each space offering a private sanctuary of calm.

Guests also enjoy pre-bookable access to the residence's exclusive spa and wellness area at the top of the *palazzo*. Unwind in the sauna with a view of the Spanish Steps, then arrange an aperitif or private dinner on the panoramic loggia where vistas stretch across the city's rooftops and domes. Concierge, daily housekeeping and optional extras like breakfast delivery and in-apartment massages elevate the experience further.

Perfectly positioned in Rome's Centro Storico, this stunning apartment places you next to the Spanish Steps, just moments from the designer boutiques of Via dei Condotti. Whether wandering through the nearby Villa Borghese gardens, coming across the Trevi Fountain or returning to watch dusk settle over the Spanish Steps, this apartment is an elegant invitation to live Rome at its most poetic.









## Facilities

City Homes & Apartments • Wellness • Catering Available • Boat Trips • Historical Sites • <1hr to Airport • Romantic • Wine Tasting • Air-Con • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Wow Factor • Pets on Request • Maid Service Included • Instagrammable • All Bedrooms En-Suite • Townhouse/Apartment • Walk to Restaurant • Wi-Fi/Internet • Easy By Train • Coffee Machine • Spa/Massage • Dishwasher

• Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Ruins • Kid-friendly museum • Kid-friendly excursions • Pre-Stocked Fridge Available • Playground nearby • Breakfast Available • Babysitting Available • Transfers Included • Butler Available • Bathroom Toiletries

# Interior & Grounds

**Apartment Interiors (129m2, third floor)**

- Living-dining room with hidden TV and city view
- Open-plan kitchen with dishwasher, kettle, microwave, Nespresso Vertuo coffee machine and fridge-freezer
- Bedroom with king-size double bed (can be made up as twin), view of Spanish Steps and en suite bathroom with walk-in shower
- Bedroom with king-size double bed (can be made up as twin), city view and en suite bathroom with walk-in shower

**Other Facilities**

- USB-C ports
- Designer bathrobes and slippers

**Residence's Shared Facilities (to be pre-booked in advance, opening times apply)**

- Panoramic loggia with views of Spanish Steps and city rooftops/domes (reached via spiral staircase)
- Spa and wellness area with sauna and Turkish bath









# Location & Local Information

Located in one of Rome's most iconic and elegant neighbourhoods, Spanish Steps Apartment 4 offers an unrivalled location at the very heart of the Eternal City. With the famed Spanish Steps just moments from your front door, this upmarket apartment places you right where Rome's timeless beauty and cosmopolitan flair collide. Whether you're admiring the view from Trinità dei Monti or strolling through the romantic cobbled streets, the area oozes character and classic Roman charm.

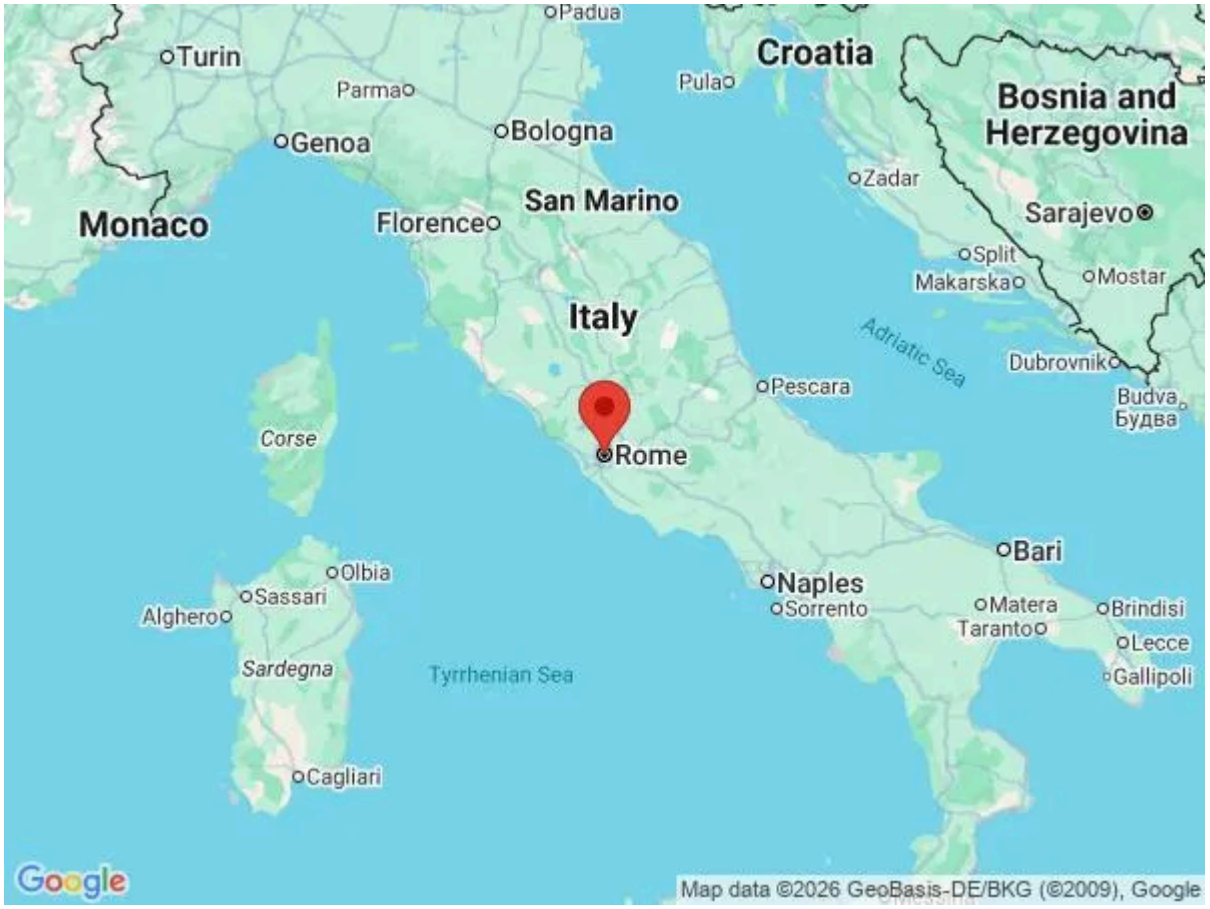
Below the residence sits the historic Babington's Tea Rooms, an English institution in Rome since 1893, perfect for starting your day with a leisurely breakfast in refined surroundings (or enquire about breakfast delivery to the apartment). Step outside and you're immediately immersed in Rome's most prestigious shopping district, with Via dei Condotti and Via del Babuino offering everything from Italian couture to international designer boutiques.

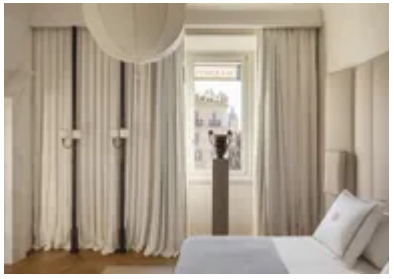
Some of the city's most celebrated landmarks are all within easy reach. A short walk takes you to the magnificent Villa Medici (300m), the dramatic Trevi Fountain (700m), the grand Piazza del Popolo (800m) and the awe-inspiring Pantheon (1km). Even the mighty Colosseum, standing just over 2km away, is easily accessible for a day of ancient exploration.

Whether you're here for culture, cuisine or couture, Spanish Steps Apartment 4 is your front-row seat to the best of Rome.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Rome Ciampino Airport (16.5km)** |
| Nearest Airport 2 | **Rome Fiumicino Airport (30km)** |
| Nearest City | **Rome (In the city centre)** |
| Nearest Restaurant | **Piazza di Spagna neighbourhood (Very short walk)** |
| Nearest Shop | **Piazza di Spagna (0km)** |
| Nearest Supermarket | **Carrefour Express (Within 300m)** |
| Nearest Train Station | **Roma Termini (2km)** |
| Sightseeing | **Spanish Steps (0km)** |



# What we love

- Part of a prestigious 18th century *palazzo*, this bespoke apartment enjoys an exclusive Rome address overlooking the Spanish Steps
- Designed by Milanese architects, the apartment exudes sophistication and refined character with its statues, chic furnishings and exquisite style
- Both bedrooms exude decadence with king-size beds, city views and marble en suite bathrooms
- Guests enjoy pre-bookable access to the beautiful spa and wellness area on the palazzo's top floor – the sauna looks directly out to Trinità dei Monti and its steps
- Private dinners or aperitifs can be arranged on the residence's terrace with breathtaking views of Rome's rooftops and domes
- Many other high-end services can be arranged from breakfast delivery and an in-room bar to private chef, massages and more

# What you should know...

- This beautiful apartment is part of a historic palazzo also featuring two other bespoke apartments - Spanish Steps Apartment 2 (https://www.oliverstravels.com/italy/rome/spanish-steps-apartment-2) and Spanish Steps Loft (https://www.oliverstravels.com/italy/rome/spanish-steps-loft).
- For larger groups of 6 guests, Spanish Steps Apartment 4 and Spanish Steps Apartment 2 can be booked together as they interconnect.
- Guests enjoy pre-arranged access to the residence's spa/wellness area and terrace with city views (for private dinners or apertifs) – as these facilities are shared with two other apartments, access should be booked in advance.
- The apartment is on the third floor - guests do need to be able to manage many steps (there is no lift/elevator). Services such as luggage porterage and grocery shopping can be arranged - please enquire.

# Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 12 p.m. Check-out outside this time may be subject to an extra cost. Please enquire for more details.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per day will apply (payable locally).

- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Outside only.

- **Minimum stay:** 3 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.