

# VILLANOCETTA

ROMA



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## VILLANOCETTA, UNCOVER THE GLAMOUR

- ❖ **The Villa**, your exclusive luxury residence in Rome
- ❖ **The Guest Rooms**, for your comfort
- ❖ **The Living Spaces**, for your enjoyment
- ❖ **The Dining Spaces**, for your delight
- ❖ **The Pool & the Garden**, for your relax
- ❖ **The Studio, the Gym and the Recreational Room**, for your business and leisure



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### THE VILLA, YOUR EXCLUSIVE LUXURY RESIDENCE IN ROME

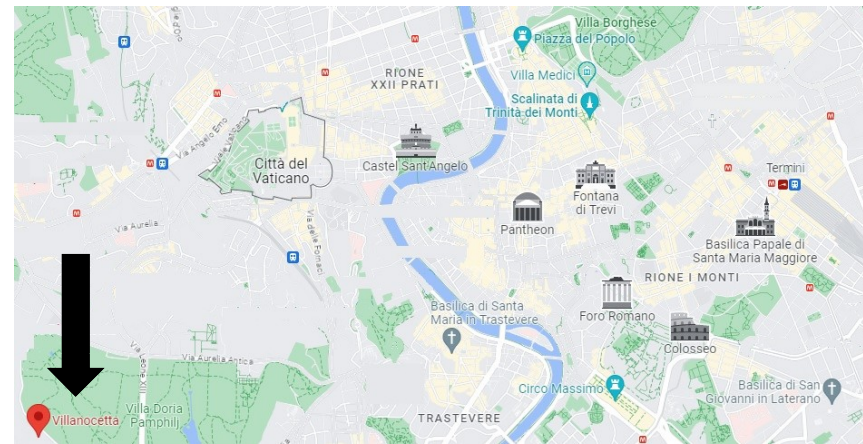
Villanocetta is an elegant urban retreat in the green heart of Rome, opposite to Park Villa Doria-Pamphili and just minutes from the Vatican City and Trastevere district.

You can easily reach by car the city's landmarks:

- ❖ Villanocetta – Vatican City 7 minutes
- ❖ Villanocetta – Trastevere 15 minutes
- ❖ Villanocetta – Colosseum 20 minutes
- ❖ Villanocetta – Spanish Steps 20 minutes

In addition, the Villa is located:

- ❖ 25 km from/to International Leonardo Da Vinci Airport (FCO) 30 minutes
- ❖ 9 km from/to Termini train station 25 minutes



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Villanocetta features three floors:

- ❖ ground floor
- ❖ sleeping floor
- ❖ recreational floor

The Villa was built during the 50s and has been recently refurbished and stylishly decorated with some of the best Italian brands.

The aim of the project was to combine the personal feeling of a house, with the services of a luxury hotel.

The Architect Stefania Pessina maintained the original structure, while turning the residence into a luxury home, managing to preserve the initial sophistication.

Now it features state-of the –art facilities and is fully equipped to guarantee the maximum comfort.



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The villa lies in a green area of 600 square metres (6460 square feet) and it is surrounded by lavish private gardens 3300 square metres (35520 square feet) large. The park is enriched by a swimming pool, which can be heated on request during milder months (April and October).

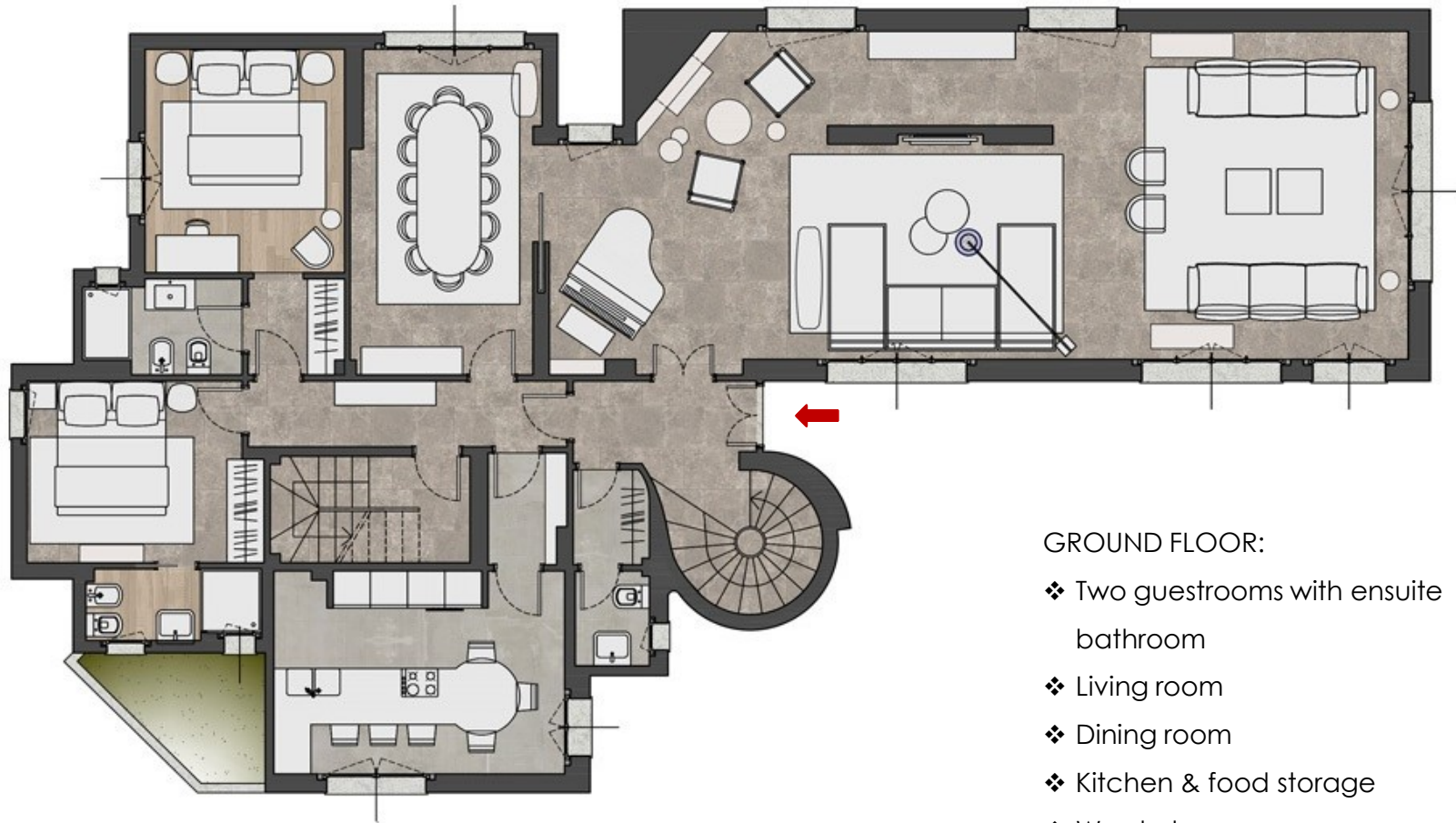
It is designed and tailored for families and groups of friends who wish to visit the Eternal City, whilst enjoying the luxury services of a hotel in the space of an exclusive residence.

At this charming villa, guests can expect luxury, privacy and complete relaxation.



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## GROUND FLOOR:

- ❖ Two guestrooms with ensuite bathroom
- ❖ Living room
- ❖ Dining room
- ❖ Kitchen & food storage
- ❖ Wardrobe
- ❖ One courtesy bathroom

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## FIRST SLEEPING FLOOR:

- ❖ Three guestrooms with ensuite bathroom
- ❖ One Studio
- ❖ One courtesy bathroom
- ❖ One terrace
- ❖ Two balconies

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## RECREATION FLOOR:

- ❖ Fitness room
- ❖ Wine Cellar
- ❖ Fireplace
- ❖ Tv Lounge
- ❖ One Courtesy Bathroom
- ❖ Laundry



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### **THE GUEST ROOMS, FOR YOUR COMFORT**

Villanocetta features five modern and elegant bedrooms.

Three rooms are located on the top sleeping floor: one master room featuring one king size bed, two with one king size bed each.

Two are located on the ground floor and feature one king and one queen bed

Each bedroom is personalized in furniture and colour and enjoys the nature and the quiet of the beautiful surrounding garden.

In addition, one one-bedroom court apartment, located on the street level, offers the opportunity to host staff, as security or nannies.

In rooms amenities include:

- ❖ Air Conditioning or heating, individually controlled
- ❖ Private Safe, laptop size
- ❖ Wi-Fi
- ❖ Flat screen TV and Sky full program
- ❖ Luxury bath amenities and slippers
- ❖ Finest Italian towels and bathrobes
- ❖ Professional Hair dryer
- ❖ Swimming pool kit, including towel and flip flops

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## THE LIVING SPACES, FOR YOUR ENJOYMENT

Entering the villa, guests will be welcomed into a bright and elegant living room with original 50s marble floors, precious curtains, refined furnishings and a beautiful working fireplace.

The recent refurbishment, with care and attention to details, revealed a contemporary style with hints of the 50s, so that antique and modern are perfectly combined.

The walls are decorated with a superb and original selection of artworks of the most important Italian photographers.



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## THE DINING SPACES, FOR YOUR DELIGHT

The dining room features a large table seating 12 people, enhanced by an impressive chandelier above.

A modern and fully equipped kitchen will be at disposal to self catered meals.

Alternatively, personal chefs will be available upon request.

The kitchen has also direct access to an outdoor dining area and barbecue, where al fresco breakfasts, lunches, aperitifs or dinners can be arranged.



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### **THE POOL & THE GARDEN, FOR YOUR RELAX**

VILLANOCETTA has a wonderful park with lush Mediterranean vegetation including maritime pines, palm trees, and orange and lemon trees, all of which surround a tempting swimming pool fitted with sun umbrellas, chairs and loungers. The large hall leads to a covered area complete with comfortable seats, where guests can unwind and relax.

On the turret, finally, a small solarium dominates the park.

The outdoor facilities include:

- ❖ Swimming pool
- ❖ Sunbeds, chairs and parasols
- ❖ Patio with sofa and 2 armchairs
- ❖ 2 big tables with chairs
- ❖ 1 barbecue

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### **THE STUDIO, THE GYM AND THE RECREATIONAL ROOM, FOR YOUR BUSINESS AND LEISURE**

On the first floor, a comfortable studio is at disposal, equipped with an Apple computer, printer, scanner and fax machine, to work in complete autonomy.

This detail makes Villanocetta a venue suitable to workation or any visit requiring some business dedication.

The recreational floor is located on the lower floor and is equipped with a fitness room, including a treadmill, bicycle and bench for weights by Techno Gym®.

If needed, a personal trainer is available upon request.

A separated area, can be used also for some relaxation, enjoying a big sofa, TV and a working fireplace.

In addition, a refined wine cellar can storage the best of Italian and International wines; bottles can be added upon request.

On the same floor, a laundry area is available as well.

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### **WHITE GLOVES SERVICES, INCLUDED**

A dedicated team is available during the stay as part of the exclusive Vila experience, and included services are:

- ❖ Check-in/Check-out assistance
- ❖ Personalized welcome upon arrival
- ❖ Nespresso Coffee Machine and capsules
- ❖ Fillette luxury bottled water
- ❖ Daily housekeeping (4 hours, for rooms and bathrooms) and final cleaning
- ❖ Change of bed linen every three nights and towels once a week – frequency can be personalized upon request
- ❖ Wood supplies for fire - winter season
- ❖ Online personal concierge for all the needs

In addition, we are pleased to offer on complimentary basis:

- ❖ Daily self catered Continental Breakfast (additional options available with supplement)
- ❖ Daily van service to and from historical center (Rome Tridente streets) on fixed schedule (drop around 10am and pick up around 5pm)

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### **WHITE GLOVES SERVICES, AVAILABLE UPON REQUEST**

The Villa's Personal Concierge is able to arrange a wide selection of exclusive and luxury experiences allowing guests to discover the Eternal City from an unique local perspective. Thanks to their experience and competence, all requests can be satisfied, for an unforgettable Roman holiday.

A personal chef is available, on request, for the entire stay or just for one special dinner or lunch, while cooking classes or typical Roman market experiences can be arranged with his presence.

In addition, other services are available upon request:

- ❖ Baby sitting
- ❖ Dog sitting
- ❖ Personal driver and shopper
- ❖ Butler
- ❖ Laundry service
- ❖ Grocery service

All additional and reserved experiences are subject to extra charge.

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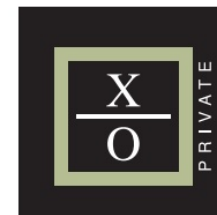
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