



Prestigious Villa in UNESCO Heritage Park

Roma | 0701RMC-20379



bespoke advisory. since 2006.



Roma | 0701RMC-20379

General Overview

This magnificent 550 square metre villa stands as a testament to refined living within the heart of the Via Appia Antica Park, a UNESCO World Heritage site where ancient Roman history meets contemporary luxury. Completely restored to exacting standards, this exceptional residence offers an unparalleled sanctuary surrounded by 2,500 square metres of private gardens. The property seamlessly blends sophisticated interiors with the timeless beauty of Rome's most prestigious natural and historical setting, creating an exclusive retreat that captures the essence of Italian grandeur while providing every modern comfort for discerning residents.



Roma | 0701RMC-20379

Features



PAGE 03



3 Bedrooms



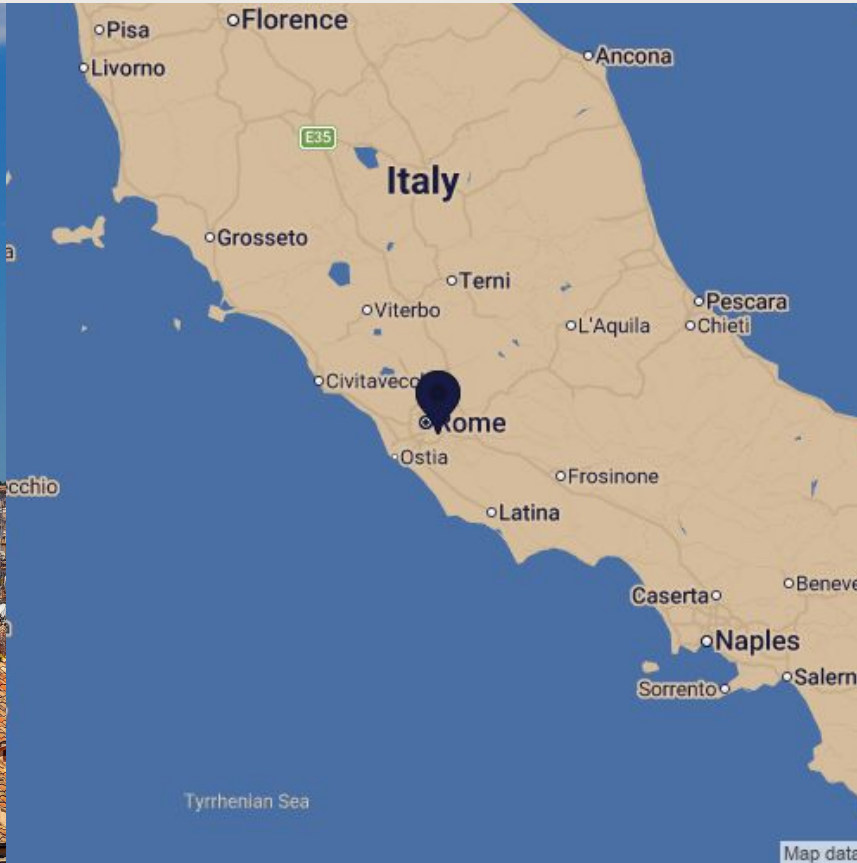
4 Bathrooms



550 m²

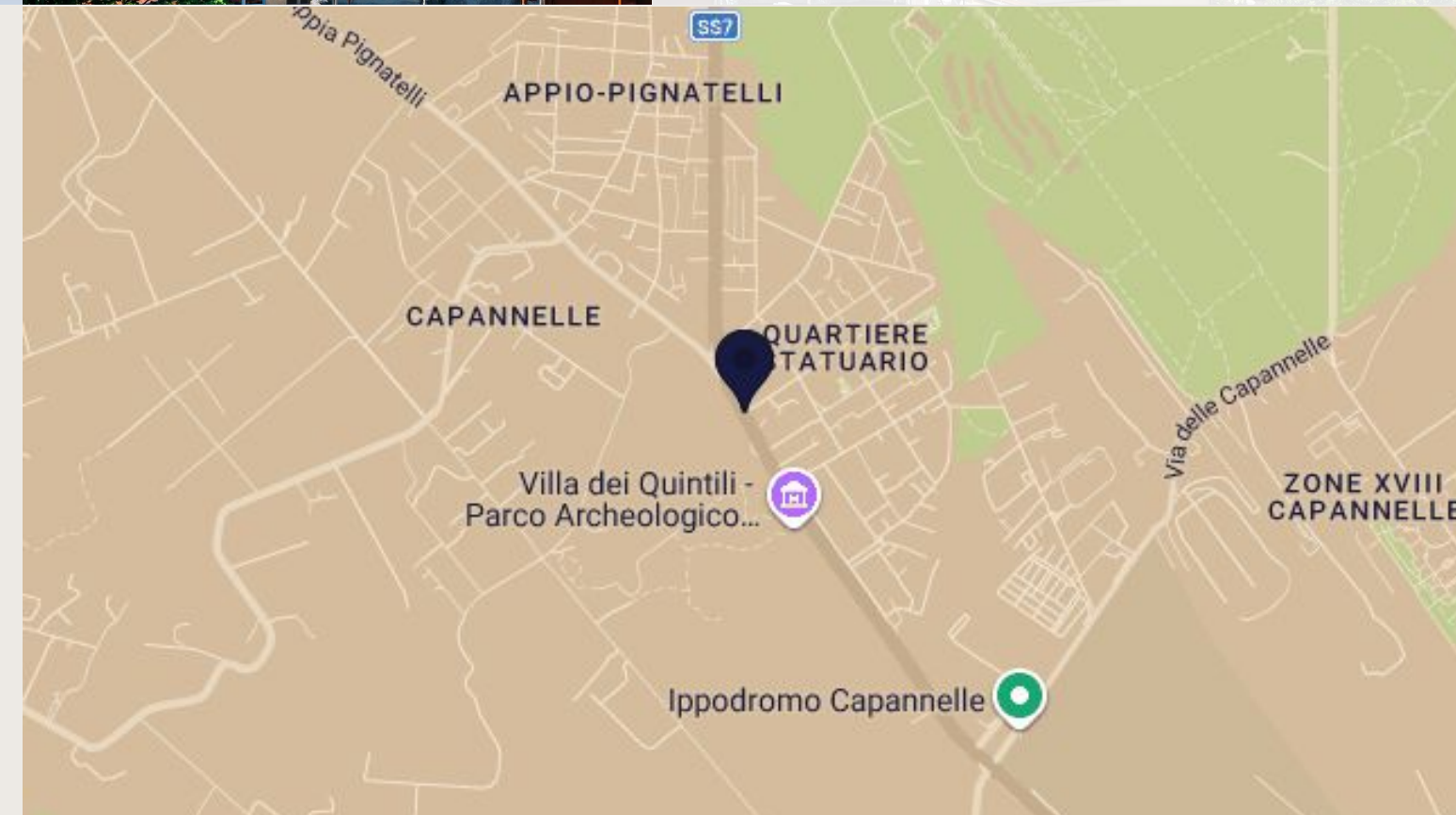
The villa features a spectacular triple living room with fireplace, private study, gourmet kitchen, and dedicated staff quarters. Additional luxury amenities include a personal gym, spa facilities, guest house, and security residence, all complemented by elegant terraces and meticulously landscaped grounds.

3,950,000 €

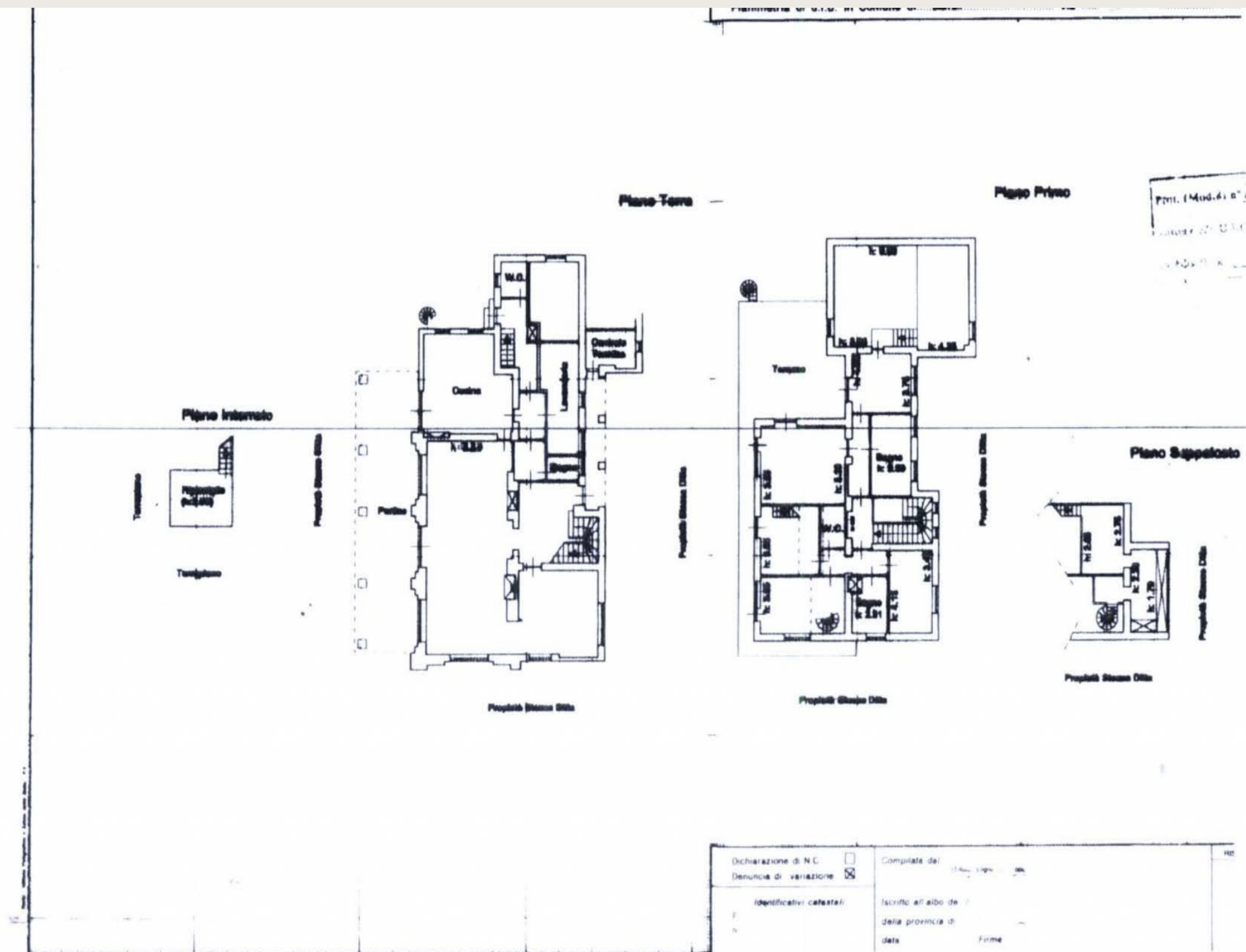


Via Appia Antica Park - UNESCO Heritage Living

The Via Appia Antica Park represents Rome's most exclusive residential enclave, where UNESCO-protected ancient monuments create an extraordinary backdrop for luxury living. This historic corridor, once the gateway to the Roman Empire, now offers unparalleled tranquility just minutes from the city centre. Residents enjoy privileged access to archaeological treasures, pristine parklands, and Rome's finest cultural attractions, while benefiting from excellent connectivity to the capital's business and diplomatic districts.



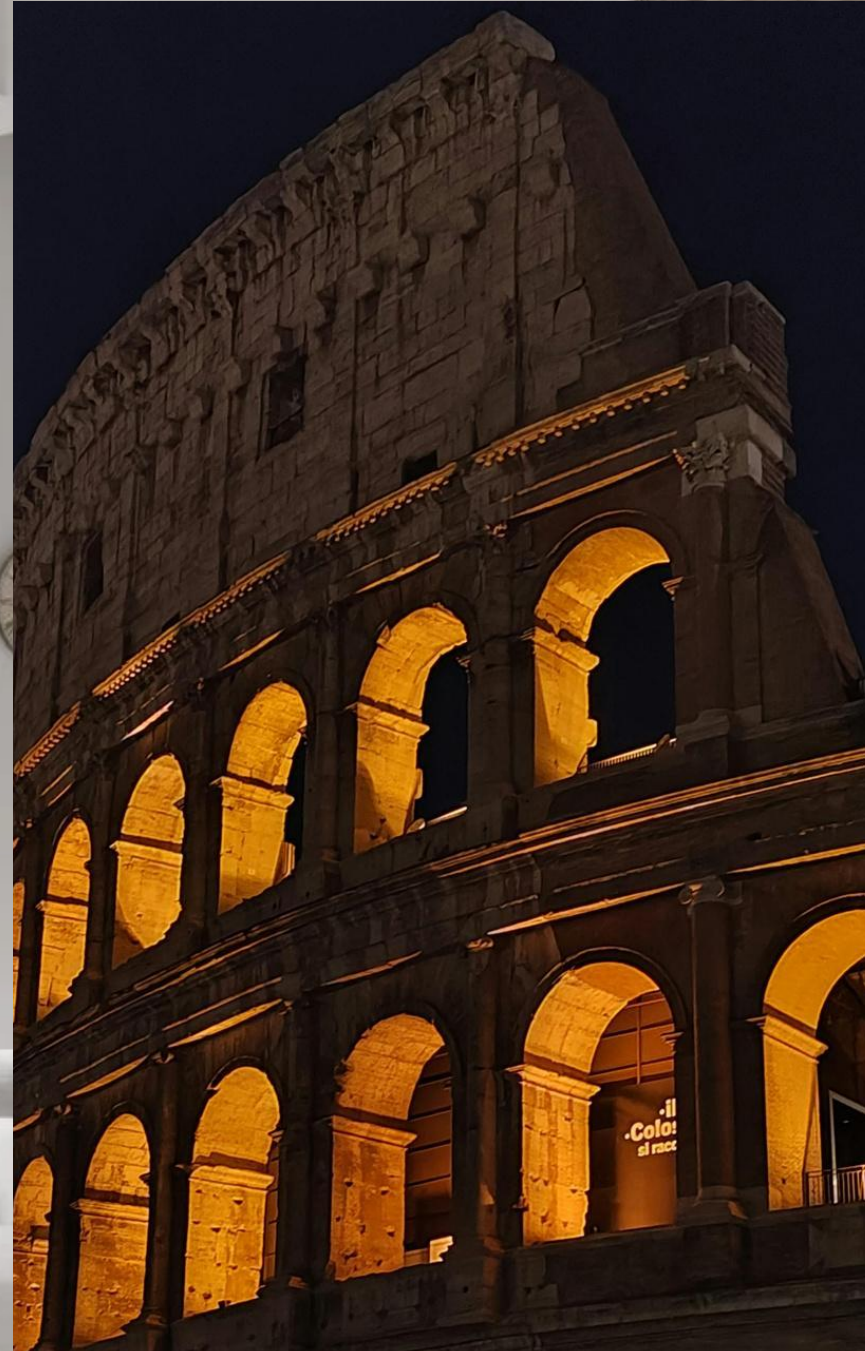
Floor Plan and Key Data



city	Roma
region	Lazio
country	Italia
property type	Villa
# bedrooms	3
# bathrooms	4
internal area, m2	550 m ²
external area, m2	2500 m ²
energy class	-
year built	Not specified
parking	Not specified
floor	Ground floor
price	3,950,000 €
ID	0701RMC-20379







PAGE 06

Rome. Since 2006.
TREVI ELITE

Roma | 0701RMC-20379

Decades of Experience.

Since 2006, Trevi Elite has advised international clients on the acquisition of prime Italian assets, including historic estates and discreet off-market residences. Operating from our offices in the historic centre of Rome, we provide structured access to some of Italy's most significant and carefully controlled properties.

Philosophy.

We do not sell narratives or aspirations. We execute clearly defined instructions with discipline, transparency, and technical accuracy. Our role is to provide senior-level guidance across the full asset lifecycle: from valuation alignment and acquisition strategy to post-closing technical and administrative oversight. We act as the client's appointed representative on the ground, ensuring each transaction is managed with procedural privacy, architectural awareness, and professional accountability.



Roma | 0701RMC-20379

Contact Details



Office Location

Via Di Porta Pinciana 34
00187 Rome



Phone & Mobile

+39 06 678 3075
+39 334 27 87 437



Email Address

info@trevelite.it



Website

www.trevelite.it