



KELLERWILLIAMS  
*Luxury*  
PORTFOLIO COLLECTION  
& KW ITALIA

MAGNIFICENT ESTATE IN THE AURELIA AREA, ROME

This luxurious villa is known for its elegant design and sophisticated atmosphere. It is situated in a peaceful neighborhood, moments from Rome and offers a tranquil haven away from the bustling city life.

Featuring a combination of traditional and contemporary architecture, this villa captures the essence of Italian charm. The exterior showcases beautiful garden spaces with well-manicured lawns, vibrant flowers and an elegant fountain. This villa is reminiscent of Frank Lloyd Wright with decorative columns and intricate detailing.

Inside, this villa offers spacious and tastefully decorated rooms. The living areas are designed to provide a comfortable yet refined ambiance with high ceilings, large windows offering plenty of natural light.

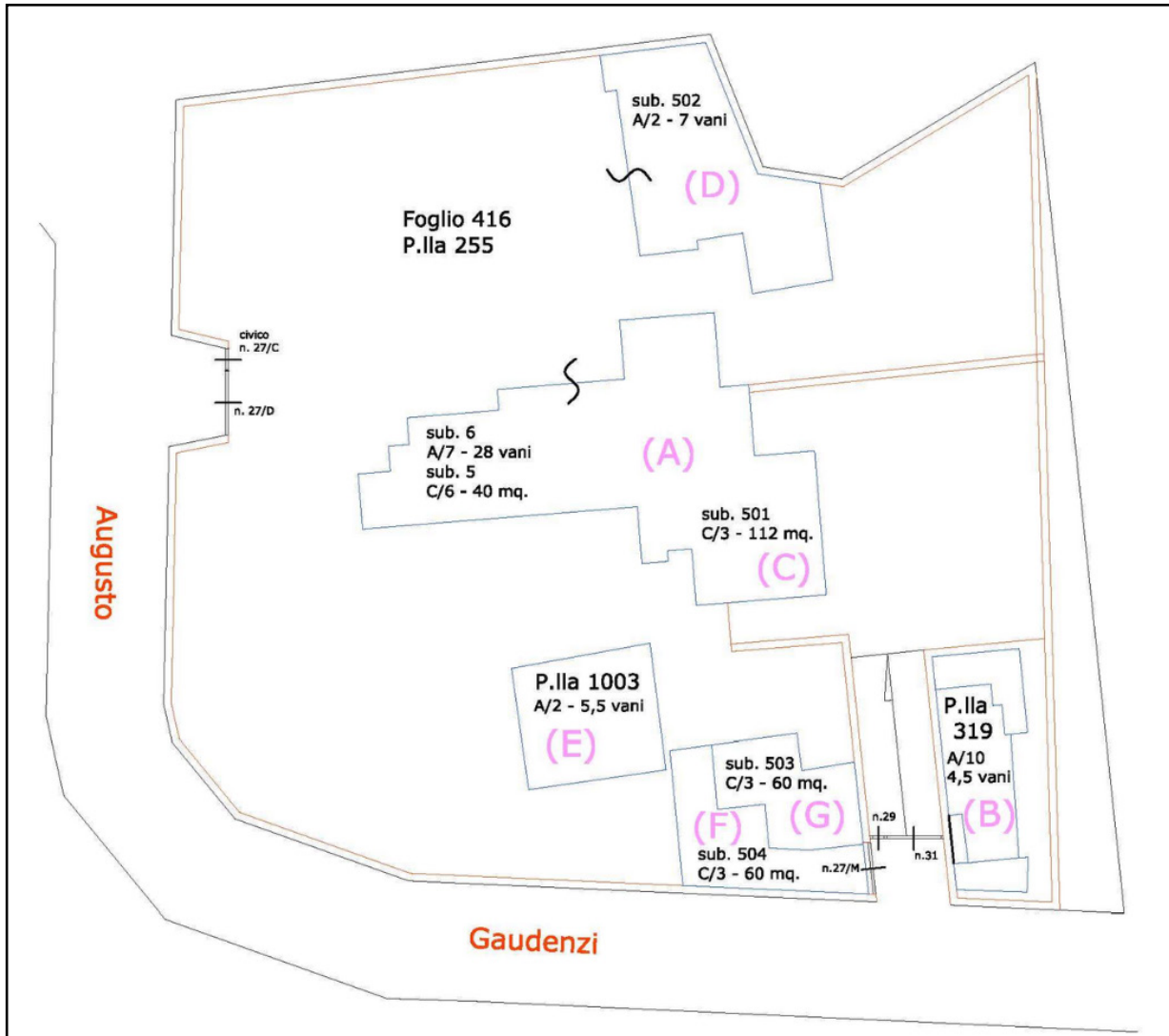
One of the highlights of this villa is its impressive amenities. The villa boasts a private swimming pool, a tennis court, a well-equipped fitness room and sauna with a massage parlor for those who enjoy taking care of themselves. Additionally, guests can unwind in the beautifully landscaped gardens or enjoy a meal al fresco on the large outdoor terrace and garden.

This villa is an ideal place for businesses looking for a prestigious and private location for their office. The villa offers a separate office entrance with 10 parking spaces, conference rooms, 3 offices and a separate refrigerated warehouse space.

Located in Rome, this villa offers a convenient access to the airport whilst located 15 to 20 minutes to Central Rome by train.



# CADASTRAL CLASSIFICATION



LEGEND	
A	Main House
B	Office
C	Warehouse
D	Cinema/Spa
E	Guardians House
F	Refrigerated Warehouse
G	Packing Warehouse



Esterno, Villa, Roma

**9 bed | 12 bath | 4 half bath**  
**Land area: 45,208 SF | 4,200 m<sup>2</sup>**  
**Living area: 12,915 SF | 1,100 m<sup>2</sup>**  
**Terrasse: 2,150 SF | 200 m<sup>2</sup>**  
**Parking spaces: 15**

- Two separate gated entrances
- Private pool with a large terrace
- Inside SPA and Sauna with relaxing / massage area
- Perfect location between central Rome and Fiumicino
- Office has separate entrance and can be sold separately
- Cinema room
- Private Tennis court

**€3,000,000\***

*\* Can be sold without Office for €2,600,000*



**kw** MIAMI PORTFOLIO COLLECTION  
 KELLERWILLIAMS. REALTY  
Each Office is Independently Owned and Operated

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