

# Villa Traiano

Region: Rome Sleeps: 10

## Overview

Nestled amidst the verdant tranquility of Valle dei Casali, adjacent to the historic heart of Rome and the sprawling Park Villa Doria Pamphili, Villa Traiano stands as a beacon of refined elegance. Far more than a mere holiday retreat, this sophisticated residence embodies a blend of timeless charm and modern convenience, catering to the desires of discerning guests seeking unforgettable moments in an exclusive setting.

As you step through the gates of Villa Traiano, you are greeted by a meticulously landscaped park, where verdant foliage dances in the breeze, accompanied by the gentle rustle of maritime pines, graceful palms, and fragrant orange trees. At the heart of this oasis lies a glistening swimming pool, beckoning guests to indulge in moments of leisure under the warming rays of the Italian sun. Surrounding the pool are plush sun umbrellas, inviting loungers, and comfortable seating areas, where one can savour moments of relaxation amidst the soothing embrace of nature.

Venturing indoors, the villa unveils its inner sanctum of luxury and comfort. A grand hall welcomes you with open arms, leading to a covered retreat adorned with sumptuous seating arrangements, ideal for moments of repose and contemplation. The kitchen beckons with the promise of culinary delights, opening onto an alfresco dining area overlooking the enchanting garden, complete with a barbecue for indulgent feasts under the stars.

Ascending the staircase, five elegant bedrooms await, each a testament to refined taste and understated opulence. The top floor houses three resplendent chambers, including a master suite boasting a regal king-size bed, while two ground floor bedrooms offer respite in the form of majestic king and queen beds. Each room is a sanctuary of tranquillity, adorned with bespoke furnishings and bathed in the gentle glow of natural light, offering a serene retreat amidst the lush surroundings.

The interiors of Villa Traiano exude an air of timeless sophistication, with a bright and elegant living room adorned with original 50s marble floors and exquisite furnishings. A majestic dining room plays host to convivial gatherings, illuminated by the soft radiance of an impressive chandelier. Meanwhile, a contemporary kitchen beckons culinary enthusiasts, leading to an outdoor dining haven perfect for al fresco soirées.

This historic villa, lovingly renovated by the esteemed Architect Stefania Pessina, seamlessly blends classic charm with modern amenities, offering a



sanctuary where the comforts of home intertwine with the luxuries of a five-star hotel. Whether seeking respite from the bustle of city life or embarking on a business venture, Villa Traiano stands ready to exceed the expectations of even the most discerning guests, promising an unforgettable sojourn amidst the timeless allure of Rome.

## Facilities

Villa/House • Modern • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Smart TV • Gym/Fitness Room • Wine Cellar • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors (600mq)

### Ground Floor

- Living Room
- Dining Room
- Fully-equipped kitchen
- Bedroom 2: Double bed with private bathroom
- Bedroom 3: Double bed with private bathroom

### First Floor

- Master Bedroom: King-size bed with private bathroom
- Bedroom 4: Queen-size bed with private bathroom
- Bedroom 5: Queen-size bed with private bathroom
- Studio/Office Space

### Lower Ground Floor

- Fitness Room
- Relaxation Area with TV and Fireplace
- Wine Cellar (available on request and payable locally)
- Laundry Area

### Annex

- One-bedroom Court Apartment (for staff, security, or nannies)

## Outside Grounds (3300mq)

- Outdoor Dining Area
- Barbecue Area
- Private swimming pool, heated (12x4m, depth: 1.6m)
- Sun umbrellas, chairs and loungers
- Small solarium on turret

## Facilities

- Air-conditioning
- Heating
- Private safe
- Wi-Fi
- Flat-screen TV with Sky
- Luxury bath amenities and slipper
- Iron and ironing board



## Location & Local Information

Nestled amidst the verdant tranquillity of Valle dei Casali, Villa Traiano emerges as an idyllic holiday haven within reach of Rome's historic city centre. Surrounded by the lush greenery of Park Villa Doria Pamphili, this exclusive retreat offers a serene escape from the bustling urban landscape while remaining conveniently close to the cultural treasures of the Eternal City. Guests can explore the nearby park's sprawling gardens, embark on leisurely strolls along scenic pathways, or simply bask in the beauty of nature's embrace.

Positioned within easy reach of Rome's iconic landmarks, Villa Traiano serves as a perfect base for immersing oneself in the city's rich tapestry of history, art, and culture. From the awe-inspiring Colosseum to the majestic Vatican City, a wealth of iconic attractions awaits just a short distance away. Whether seeking a peaceful retreat amidst nature or embarking on a journey of discovery through Rome's storied past, Villa Traiano offers the ideal blend of tranquillity and accessibility for an unforgettable holiday experience.

## Local Amenities

Nearest Airport	<b>Rome Fiumicino Airport (26 km)</b>
Nearest Airport 2	<b>Rome Ciampino (35 km)</b>
Nearest Train Station	<b>Rome Termini (7 km)</b>
Nearest City	<b>Rome (9 km)</b>
Nearest Golf	<b>Golf Club Parco De Medici Roma (18 km)</b>
Nearest Tennis	<b>A.S.D. Tennis Team Pamphili (5 km)</b>



## What we love

- Everything in the villa has been created with great attention to detail to ensure holidays or business trips are out of the ordinary.
- The wine cellar is available on request and categorised by Italian regions. Guests are able to work their way through Italy, discovering the many different tastes and fragrances of the wines.
- Art, design, history and tradition merge to offer to the guests an unforgettable experience.
- Located in the heart of Rome but offering space and green, privacy and quietness.

## What you should know...

- Be mindful of the swimming pool area, especially with children, as there are no lifeguards on duty.
- Due to its proximity to the park, insect repellent may be necessary during outdoor activities.
- Guests should exercise caution on the villa's staircase, particularly those with mobility issues.
- Please note the additional one-bedroom apartment on the ground floor offers separate and independent entrance and sleeps 2 guests, available at an additional cost and quoted on request. If not booked the apartment is closed and guests cannot access it.

# Terms & Conditions

- Security deposit: €6500 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 a.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes. 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 rubbish disposal required will be charged against the security deposit.
- Pool heating charge?: Extra €100 per day, payable locally. Heated to a temperature up to 26-28 degrees Celsius, based on external temperature above 15 degrees Celsius. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Changeover day: Flexible.
- Minimum stay: 2 nights. All other durations on request.
- Pets welcome?: Small size only. On request at the time of booking, and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Pool opening dates?: Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Internet access?: Wi-Fi internet access included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: A cot and highchair are available at this property, on request at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner.
- Other Ts and Cs: Please note the additional one-bedroom apartment on the ground floor offers separate and independent entrance and sleeps 2 guests, available at an additional cost and quoted on request. If not booked the apartment is closed and guests cannot access it.