



Absolutely thrilled to include Aquasanta in my portfolio!

Villa Aquasanta

Appia Antica, Rome

Idyllic, magical and so very special, Villa Aquasanta sits within magnificent lush vegetation just minutes from the centre of Eternal Rome. The true elegance, privacy and total comfort of Villa Aquasanta provide a unique and unforgettable experience for even the most discerning of guests – an absolute must destination!.

Entering Villa Aquasanta is like entering an oasis of beauty, peace and tranquillity. One cannot fail to be captured by the green vegetation with the garden of holm oaks, palm trees, cedars, magnolias, oleanders and maritime pines. Situated on the ancient Appia Antica, within 11000 acres of archaeological park, and a short drive to the Roman Forum and the Colosseum, Villa Aquasanta is an exceptional and exclusive destination and a splendid venue in which to relax with friends and family at any time of the year.

Walking inside Villa Aquasanta one cannot fail to notice the atmosphere of elegance and absolute comfort combined with the feeling of wonderful home. Spacious and yet homely, luxurious and yet with character, stylish and yet individual and original – the charming owners have got it 'just right'. A fabulous double living room with fireplace and views onto the garden provides the perfect venue for comfy lounging at any time and is tastefully furnished with rich colourful fabrics, eclectic ornaments and some

very fine paintings. At one end of the living room is a small dining area – ideal for casual suppers for smaller groups in the cooler months or for children to eat independently from their parents. An impressive dining room provides the perfect venue for more formal dining and the professional double kitchen is equipped with literally everything one could wish for! There is even a private library awash with a splendid array of books - heaven for those bookworm guests – and numerous points of access onto the garden, patio and numerous al fresco dining spots.

A spacious and Suite on the ground floor is ideal for anyone who loves to wake up in the morning and head straight out into the beautiful garden and perhaps a swim in the pool as well as of course being perfect for the disabled who have problems going upstairs.

A wooden staircase leads one upstairs to the impressive and gorgeous master suite which enjoys its own private terracotta terrace with views onto the garden and

space for private dining and lounging in the sun. On this floor there are another two double suites and a single en suite bedroom, all enjoying the very highest level of comfort, space and luxury. Nothing has been left wanting and even the smallest detail considered be it the fabrics, the colours, the exquisite tiles, the quality of bathrooms and the linen. On the top floor there is ideal accommodation for children and perhaps nanny and another couple of friends or family.

Villa Aquasanta does indeed have everything one could wish for including gym and SPA area with sauna, Turkish steam room and Jacuzzi hot tub which can be accessed from the pool area whilst in the basement is the home theatre for watching films perhaps accompanied by a glass of something from the next door wine cellar. The extremely well equipped, comfy and spacious office is in a separate building across from the main villa and ideal for those guests needing to work whilst on holiday or, importantly, taking the villa as a long let.

Outside, guests will simply love the great variety of dining locations to choose from be it by the pool, outside the living room or the romantic spot at the top of the garden on a little hill near to which is the much loved private Chapel – yet another contribution to what makes Villa Aquasanta so special. The swimming pool is divine and aptly designed in the traditional Roman style. Chlorine free and heated, guests can relish swimming at any time of year and will adore lying on the sunbeds here with a book after a morning walking the ancient streets of Rome.

The setting, the location and the charm of Villa Aquasanta are captivating and so wondrous to be able to then pop in the car easily and quickly to explore the many ruins and delights of Rome. Guests can also enjoy the nearby golf course and horse riding on one's doorstep as well as lovely bike rides along the Appia Antica... that is if one can draw oneself away from the Villa Aquasanta. I am absolutely thrilled to include Villa Aquasanta in my portfolio of exclusive, hand picked villas and very much look forward to offering this opportunity to my wonderful loyal clientele.

Information

Sleeps: 12 (+4)

Service:

- Daily maid service, security, gardener and maintenance staff

Available On request:

- Cook service
- Shopping
- Food & Drinks
- Masseur, beautician
- Tourist guide
- Golf & horse riding coach
- Nanny

Accommodation:

- Entrance hall
- Double living room with fireplace and dining area
- Dining room (seats 12)
- Guest cloakroom
- Professional kitchen
- Home theatre projection room
- Library
- Suite comprising double bedroom with bathroom & living room
- Staff double bedroom & bathroom



Merrion Charles

PRIVATE TRAVEL CONSULTANT

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First floor:

- Master bedroom suite with private terrace with dining area
- Two Double bedroom suites with fireplace
- Single bedroom with shower en suite
- SPA and gym

Second floor:

- Double bedroom suite
- Children suite comprising 1 single bedroom with play area, one single bedroom for nanny or child & one bathroom en suite

Basement:

- Laundry
- Home Theatre
- Wine Cellar

Facilities:

- Private (heated chlorine free) pool 5m x 12m
- Barbecue
- Spa with gym, Finnish sauna, Turkish steam room & jacuzzi
- Ping pong
- Home theatre seating 10
- Bread and pizza ovens
- Library
- Chapel
- Wine cellar
- Free high speed Wi-Fi throughout
- Air conditioning/heating
- Satellite TV in all bedrooms & living room
- Fully equipped office and conference room



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- Video equipment in most bedrooms
- Security surveillance
- 4 scooters, 4 bicycles,
- Garage
- Parking

Local Information:

- Eternal ROME on your doorstep!
- Aquasanta Golf Course 5 mins from the villa
- Horse riding next door to the villa,

Airports:

- Rome Fiumicino 30minutes
- Rome Ciampino 20minutes



N.B. Please get in touch for more details regarding accommodation details, full services available and prices.

