Barbera Group
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

Apartment for Sale in Roma Trastevere
€ 2.600.000
Ref. CBI100-160-290686



250 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

Janiculum - Via Dandolo
Exactly halfway between the top of the Janiculum Hill and the lively Trastevere neighborhood, inside one of the most admired villas of the 1920s, designed by the famous architect Innocenzo Sabbatini, we offer for sale a truly unique residence.
The property enjoys independent access from Via Dandolo, from which, in an almost enchanted atmosphere, guests enter the private gardens of the residence, which extends over several levels, surrounded by greenery.
The feeling you get is of owning the entire villa, after all, the property is not part of a condominium context, having complete independence.
The complete renovation, by architect Annalisa Mauri, has brought a contemporary feel to a classic-style home, skilfully utilizing the palette of the master Le Corbusier, as a tribute to a culturally extraordinary era, the birthplace of Art Nouveau.
The original floors, made of decorated cement tiles, have been transformed into carpet-like patterns, while the internal staircase has been opened to channel natural light to the ground floor, where the living area is located. Here, the steel of the kitchen, concrete, and resin define the surfaces and fixed furnishings, in a single space that interacts with the outdoor garden.
Each plant and flower is harmoniously preserved in a generously sized yet easily manageable outdoor space, which can provide moments of absolute peace as well as enviable private parties.
On the ground floor we obviously also find a comfortable guest bathroom as well as a practical laundry room.
The sleeping area of the house is on the upper floor and includes: the large master bedroom with dressing area and private bathroom; a

second double bedroom; a reading room that could also be a third bedroom; a large space set up as a wardrobe and an additional bathroom.
The views are enchanting, there's no street view, the silence is almost total, and the sunlight is filtered by the plants: a timeless setting, far from the chaos of the metropolis.
The architectural project, which plays with different styles and eras, is permeated by a sort of common thread connecting all the spaces, a copper wire that transforms and changes from time to time, becoming a lighting element, a handrail, a bookcase, and a display stand—a functional and distinctive object that is the stylistic signature of architect Mauri's project itself.
The property has no fixed costs of any kind, the heating is independent.
A unique solution, ideal only for those who can distinguish beauty.

Property Informations

Address: Via Dandolo

Zip Code: 153

Bedrooms: 4

Bathrooms: 3

Rooms: 5

Internal condition: Restored

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Floor: 2

Total floors: 2

Lift: Yes

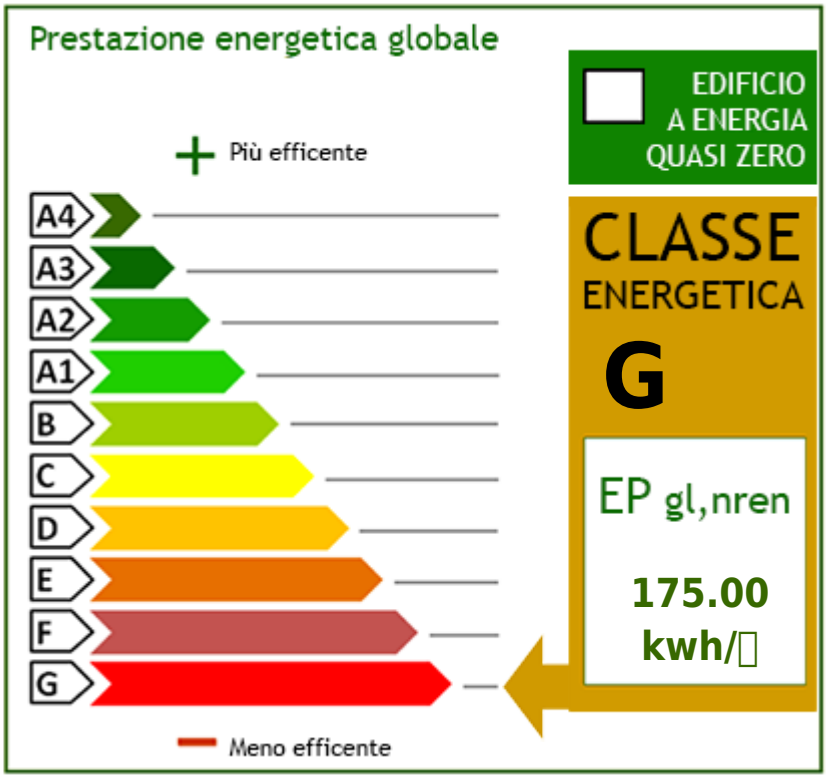
Date of construction: 1922

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 500 sq.m

Kitchen: Open kitchen



















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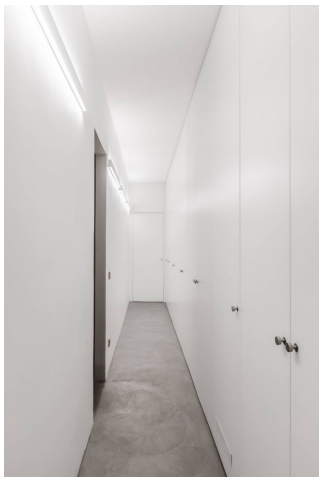


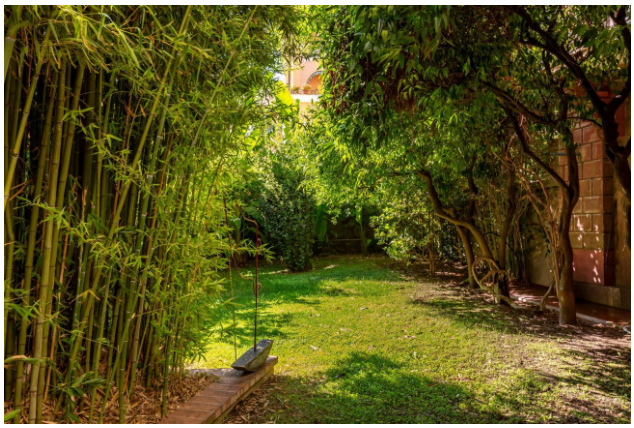


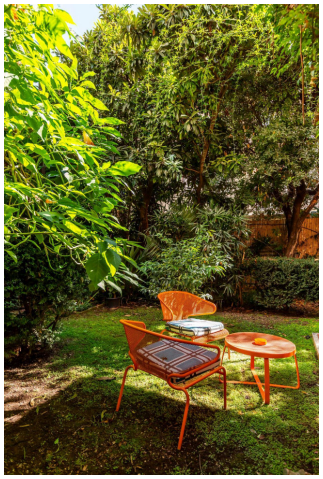




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