



Penthouse for Sale in Grottaferrata

€ 1.290.000

Ref. CBI100-160-290859



280 sq.m | Bathrooms: 2 | Bedrooms: 6 | Rooms: 5

Penthouse, Super-Penthouse & Winter Garden in a Period Villa - Grottaferrata | Castelli Romani

In the most authentic and private heart of the Castelli Romani, immersed in the tranquility of a private park dotted with centuries-old pine trees, a residence of rare elegance comes to life: the entire penthouse, super-penthouse, and turret of a prestigious period villa inhabited by just three residents.

A residence suspended between sky and nature, where the gaze opens onto an extraordinary panorama that encompasses Rome, Castel Gandolfo, and the sea on the horizon.

The refined and contemporary interiors extend over approximately 200 square meters, enhanced by 45 square meters of balconies and over 200 square meters of 360° panoramic terraces, authentic open-air living rooms designed to enjoy the light, silence, and beauty of the landscape at any time of day.

An exclusive glass conservatory has also been created on the main terrace, a scenic space perfectly suited to all seasons thanks to modern cooling systems in summer and heat pumps in winter. A bright and sophisticated space offering unique views of the Castelli Romani, stretching all the way to the sea.

Private access via an internal elevator leads directly to the floor, while an elegant marble staircase connects the residence's various levels. The sophisticated pearl gray palette chosen for the floors and finishes lends aesthetic continuity and balance to the spaces, expressing a sober, elegant, and timeless style.

The property is equipped with an advanced video surveillance system and alarm system, designed to ensure maximum privacy and security. Two independent driveway entrances from the main road, with electronic gates and video intercoms, also provide ample parking within the estate.



According to the current design configuration, the attic floor houses three bedrooms and two bathrooms, while the upper level is conceived as a prestigious master suite with private bathroom, kitchen and double living room framed by large windows opening onto the horizon.

The property is completed by a romantic private turret: originally dedicated to a panoramic jacuzzi, it is today an intimate and evocative space, ideal as a private studio, wellness area, or creative retreat suspended in the sky.

The entire property is registered as A/7 residential and offers the possibility of customizing the spaces according to your lifestyle, transforming this home into an exclusive and unique living project.

A residence designed for those who want to experience beauty discreetly, surrounded by nature and tranquility, without sacrificing proximity to Rome, international schools, and quick connections to the city center and Ciampino Airport.

More than a home: a place of the soul."

Property Informations

Address: Via Anagnina

Zip Code: 46

Bedrooms: 6

Bathrooms: 2

Rooms: 5

Internal condition: Restored

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

Floor: Last

Total floors: 3

Parking space: Uncovered

Lift: Yes

No architectural barriers: Yes

Date of construction: 1950

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 200 sq.m

Garden: Shared

Kitchen: Open kitchen

: Yes













