



## Elegant Prestige Apartment in the Heart of One of Rome's Most Exclusive Districts

### For sale Italy

### 1 390 000 €

Product type	Apartment	Num rooms	4
Living area	139 m <sup>2</sup>	Num bedrooms	3
Condition	Good condition	City	Roma
Floor	4ème	Country	Italy
Release date	Now		

Some addresses are far more than just a place to live—they embody a true art of living.

Located at **39 Via Aurora**, in the prestigious **Ludovisi** district, this elegant apartment occupies the **fourth and top floor** of a magnificent bourgeois building, nestled in one of Rome's most sought-after neighbourhoods.

From the moment you enter, the generous proportions make an immediate impression. Boasting **3.10-metre-high ceilings**, abundant natural light and timeless architectural character, this remarkable property offers an atmosphere of refinement and elegance.

Currently configured as a **four-room apartment**, it also presents exceptional potential for conversion into prestigious executive offices, a law firm, a professional practice or a corporate headquarters seeking an exclusive address in the heart of the Eternal City.

The apartment enjoys a privileged outlook over the remarkable **Casino Boncompagni Ludovisi**, one of Rome's most iconic historic palaces, offering a truly exceptional setting and an outstanding quality of life.

The impeccably maintained building provides a range of premium amenities, including:

- Resident concierge;
- Recently renovated entrance hall and internal courtyard;
- Video surveillance throughout the common areas and landings;
- Lift;
- Elegant and meticulously maintained communal areas.

### An Exceptional Address

Situated between the legendary **Via Veneto**, the symbol of *La Dolce Vita*, and the magnificent gardens of **Villa Borghese**, the Ludovisi district is renowned as one of Rome's most elegant and prestigious neighbourhoods. It is distinguished by its historic architecture, diplomatic residences, luxury hotels and refined residential atmosphere.

Everything is within walking distance:

- Metro station (Line A) approximately **150 metres** away;
- **Via Vittorio Veneto**;
- **Hotel Eden**;
- **The Westin Excelsior Rome**;



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- **Piazza di Spagna (Spanish Steps)**, just **450 metres** away;
- **Villa Borghese**;
- **Villa Medici**, home to the French Academy in Rome;
- Fine dining restaurants, museums, theatres, art galleries and luxury boutiques.

This exceptional location offers the perfect balance between the vibrant cultural and historical life of Rome and the tranquility of an elegant residential street.

### Key Features

- Prestigious address: **39 Via Aurora**
- Prime Ludovisi district
- Fourth and top floor
- Elegant bourgeois building
- Impressive 3.10-metre ceiling height
- Bright and spacious interiors
- Views overlooking the Casino Boncompagni Ludovisi
- Resident concierge
- Video surveillance
- Recently renovated entrance hall and internal courtyard
- Suitable for both residential and prestigious professional use
- Immediate proximity to the metro, Via Veneto, Piazza di Spagna and Villa Borghese

More than just an apartment, this exceptional property represents a rare opportunity to acquire a prestigious address in one of Rome's most desirable districts, where historical heritage, architectural elegance and an unparalleled quality of life come together in perfect harmony.

**Feel free to contact us with any questions!**





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