

Hamptons

INTERNATIONAL



Via Palestro - Roma - Lazio

62 🏠 72 📄

GUIDE PRICE

£12,970,000

(€15,000,000)

Property details



Key features

- **Exposition Panoramic view**
- **Heating Independent**
- **Lift**
- **Furnishings Fully furnished**

Attributes

- 🏡 **Garden**
- 🏢 **Commercial**

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Description

Widespread hotel in the heart of the Castro Pretorio district ROME, Rione Castro Pretorio, Via Palestro. 3-star hotel asset in the historic center of Rome, with all amenities, a few steps from Termini Station and just 25 minutes walk from the Colosseum. The accommodation facility is located inside an elegant Umbertine building in a strategic position, with every comfort and all services within reach, and boasts more than 60 years of history. The family management, over the years, has been able to capture the expectations of guests, implementing the right innovations, with a perfect balance between modernity and respect for tradition. The location near Rome Termini Station allows guests to reach every point of the Eternal City via the two main Metro lines (Metro A and B), the Taxi station and other public transport services. The property consists of n. 12 units located on the S1, T, 1, 2, 3, 4, 5, 6, 7 floors, for a total of 2,570.00 m² and 62 rooms of various types (double, triple, quadruple, for disabled people, luxury) all equipped with bathroom, wifi, TV. These are units for mixed use, all used for hotel purposes, except for the two units for residential use which are currently intended for residential use on the property, which can also be classified as cadastral category D/2. The property includes the reception, the breakfast room, the kitchen, the service apartment, two apartments used as the main residence, two shops, a department store, changing rooms and various closets. Detailed description of the units: 1. Sub 10 - Floor: 1 int. 1: apartment for hotel use (D/2), apartment for hotel use (D/2), comprising entrance hall, connecting corridor, 3 bedrooms with bathroom, 2 further bedrooms and technical room. 2. Sub 12 - Floor T int. 3: apartment for hotel use (D/2), comprising entrance hall, breakfast room/bar, double bedroom with bathroom, 2 bathrooms and 2 closets. 3. Sub 34 - private home - Floor 7 int. 25: apartment for residential use (A/2), composed of entrance, connecting corridor, living room, dining room, 2 bedrooms, bathroom and kitchen. 4. Sub 35 - private home - Floor 7 int. 26: apartment for residential use (A/2), comprising entrance hall, connecting corridor, double living room, kitchen, 3 bedrooms, a bathroom with dressing room, a further bathroom and closet. 5. Sub 37 - Floor 7 int. 28: apartment for hotel use (D/2), composed of entrance, connecting corridor, 6 bedrooms with bathroom, room with bathroom, closet, balcony of approximately 15.00 m² and terrace above of approximately 200.00 m². 6. Sub 520 - Floor 6 int. 24: apartment for hotel use (D/2), composed of entrance, connecting corridor, 7 bedrooms with bathroom, service bathroom and closet. 7. Sub 524 - Floor 1 int. 4: apartment for hotel use (D/2), composed of entrance, connecting corridor, 6 bedrooms with bathroom, a further bedroom, dressing room and technical room. 8. Sub 525 - D/2 - Floor 2 int. 5: apartment for hotel use (D/2), composed of entrance, connecting corridor, 4 bedrooms with bathroom. 9. Sub 537 - D/2 - Floor 2-3-4 int. 9, 10, 15, 16, 18: portion of the property for hotel use (D/2) on three floors, composed as follows: - 2nd floor int. 9-10: entrance, large connecting corridor, 11 bedrooms with bathroom, technical room and storage room; - 3rd floor interior. 15-16: entrance, large connecting corridor, 14 bedrooms with bathroom, technical room with toilet and 2 closets; - 4th floor int. 18: entrance, large connecting corridor, 8 bedrooms with bathroom and service bathroom. 10. Sub 1 - S1 floor: large shop room (C/1) consisting of entrance and 2 large communicating rooms. 11. Sub 526 - S1 floor: large shop room (C/1) consisting of large entrance hall, four rooms, bathroom and closet. 12. Sub 539 - S1 floor: large warehouse (C/2) consisting of 5 large rooms and bathroom. The sale includes, in addition to the walls, the successful sixty-year hotel business, with excellent verifiable income. Synthetic Details: Castro Pretorio district 3-star widespread hotel Assets and a well-established company 2,570.00 m² covered - 62 rooms with bathroom and external view 215.00 m² uncovered Private bathroom with tub/shower in each room Multilingual satellite TV Direct telephone Air conditioning - Heating Mini Bar Safe Room for disabled people Wifi Fiber optic 30 mgbs 24 hour reception The Area: The property is located in the Castro Pretorio district, eighteenth district of Rome, indicated with R. XVIII. The name derives from the Castra Praetoria, barracks where the Praetorian Guard resided in Roman times. The true promoter of the Renaissance urbanization of the district was Sixtus V Peretti, who had shown great interest in the area even before becoming pope, having a grandiose villa built on the edge of the Viminale which extended with the garden richly adorned with fountains and portals between the basilica of Santa Maria Maggiore, and the current via Marsala and via del Viminale. With the arrival of the Piedmontese, also in Castro Pretorio, as in other districts, large construction sites arose for the construction of ministerial buildings in the Umbertine style along Via XX Settembre, such as the Ministry of the Treasury and that of Defence. The district today has a clearly Piedmontese road network with straight and not too wide streets with an orthogonal pattern. This nineteenth-century urban planning can be found above all in the part of the district between via XX Settembre, viale Castro Pretorio and the straight line via Volturno-via Marsala, with its center in the large Piazza dell'Indipendenza, the focal point of this segment of the district,

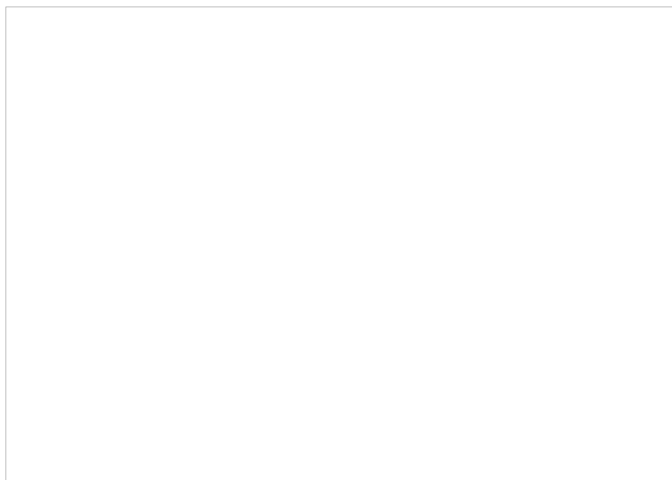
from which a network of secondary streets branches off in a radial pattern. This is the most populated area of the district, in which Umbertine buildings used as more or less luxurious homes, offices and hotels coexist urbanistically, the latter with the aim of hosting the large number of tourists coming from the nearby Termini Station.
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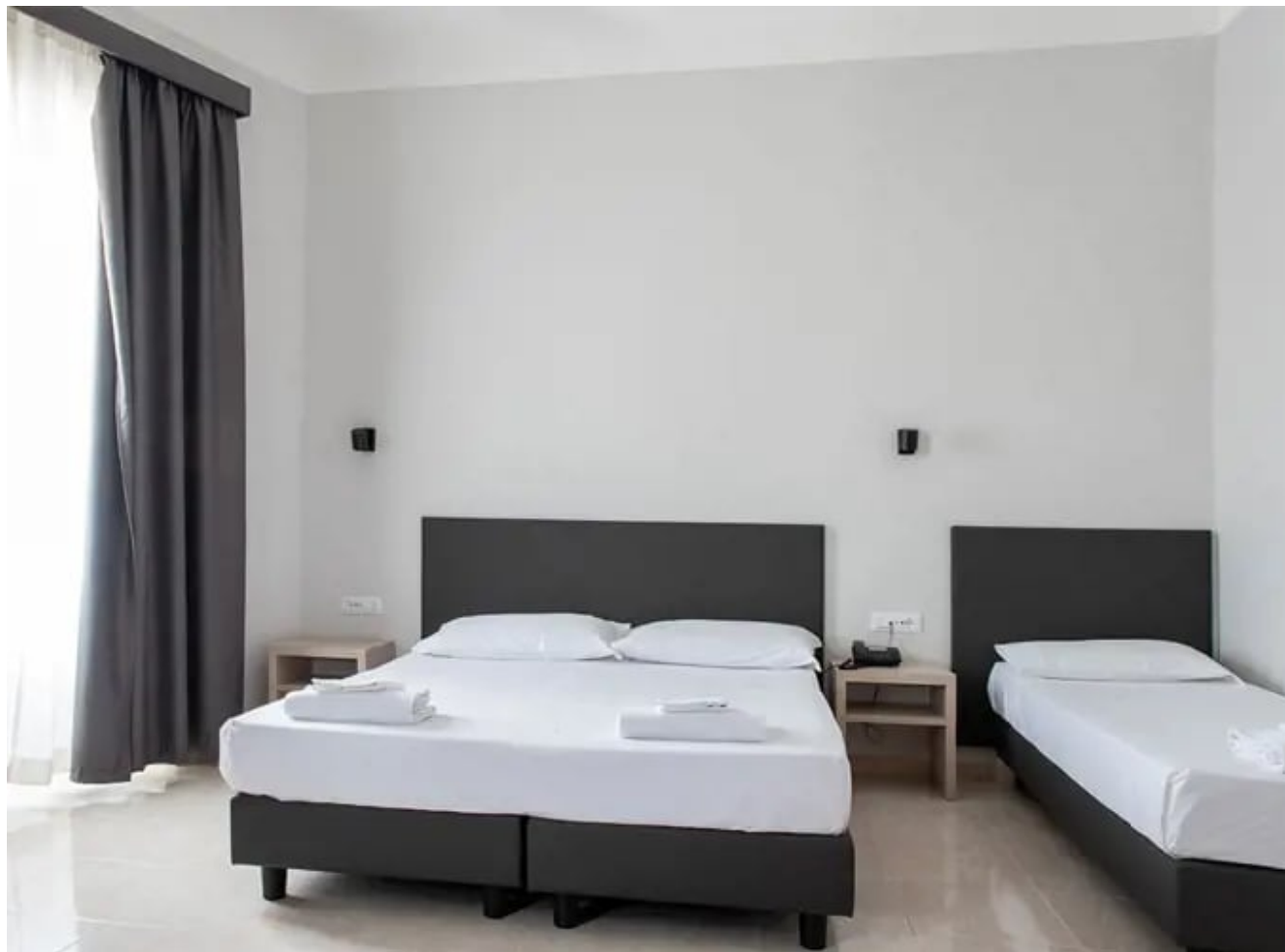






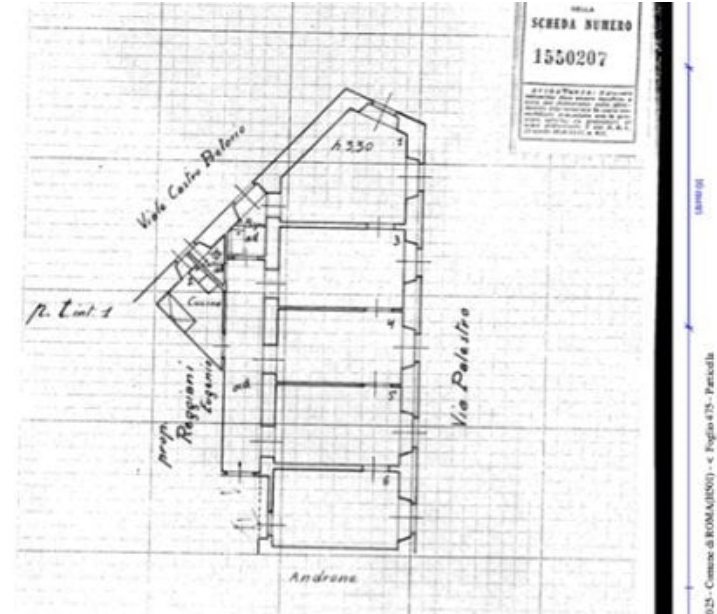








Floor plan



Location



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