



Stunning 3 Bed Apartment for Sale In Frascati Rome



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 750,000

Posizione

Nazione:	Italia
Cap:	00044
Pubblicato:	30/10/2025

Descrizione:

Stunning 3 Bed Apartment for Sale In Frascati Rome Italy

Esales Property ID: es5554840

Galleria V. Emanuele II, 10, 00044 Frascati RM, Italy, Metropolitan City of Rome Capital, Italy

Investment and Elegance: A Prime Residential and Income Opportunity in Frascati's Heart

An exceptional opportunity awaits to acquire a stunning, fully-furnished, three-bedroom apartment occupying a privileged position in the historic heart of Frascati, Rome, Italy. This expansive property is not merely a residence; it is a gateway to the authentic Italian lifestyle, set in a town globally celebrated for its esteemed white wine, lush historic villas, and its easy accessibility to the Eternal City. With an attractive asking price of €750,000, this apartment presents an ideal blend of luxurious personal use and proven investment potential, as evidenced by its current successful listing on major short-term rental platforms, specifically at airbnb.com/h/frascatifountainapt. This is a unique chance to own a substantial piece of real estate in a highly sought-after location within the beautiful Castelli Romani hills.



Unbeatable Location in the Town's Main Piazza

The apartment's location is truly unparalleled, situated directly on Frascati's main square, Piazza San Pietro. This is the vibrant pulse of the town, offering an immersive cultural experience right outside your door. The property boasts an enviable, front-row view of the majestic St. Peter's Cathedral (Cattedrale di San Pietro Apostolo), providing a daily panorama of Baroque elegance and historic grandeur. Waking up to the sight of this architectural masterpiece and observing the gentle rhythm of life in the piazza below is an experience reserved for a select few. The location places you steps away from the town's best fraschette (traditional taverns), bustling local markets, charming cafés, and the renowned wine shops for which Frascati is famous.

Sprawling Dimensions and Thoughtful Layout

Offering a generous internal space measuring 136 commercial square meters, this apartment provides substantially more room than typical properties in historic Italian centres. Located on the first floor, accessibility is excellent, requiring only a few stairs to reach the main door, or the convenience of an elevator for effortless access. The internal configuration has been meticulously planned to maximize both comfort and functionality. The apartment is officially registered with four main rooms in total, which are distributed to create highly versatile living quarters. The core of the home features a beautiful open-plan space, incorporating a dining area and a modern, well-equipped kitchen. This open-concept design promotes social interaction and is ideal for hosting guests.

Accommodation Designed for Comfort and Capacity

The sleeping arrangements within the apartment are exceptionally generous, making it perfect for a large family, shared ownership, or high-yield rental use. The property features three dedicated double bedrooms, each providing a comfortable and private retreat. In addition to the private bedrooms, the expansive living room is a multi-functional space, furnished with a double sofa-bed and other supplementary sofas. This layout allows the apartment to comfortably accommodate up to six people in the private bedrooms, plus additional guests in the living area, maximizing its rental income capability and hospitality potential.

Ready-to-Live and Fully Furnished

One of the most significant benefits of this offering is that the property is being sold fully furnished. This is a true turn-key opportunity, removing the considerable time, expense, and logistical challenges associated with furnishing an Italian home. The sale includes high-quality fittings and décor, ensuring the apartment is immediately ready for personal enjoyment or for continued operation as a premium short-term rental property, as already established under the successful Airbnb listing. This eliminates any downtime and allows the new owner to begin generating income or enjoying their new home instantly upon completion.

Modern Amenities and Views of Historical Splendour

The apartment is served by two full bathrooms, both of which are equipped with modern shower



facilities, ensuring convenience for both residents and guests, particularly given the apartment's large capacity. While the building does not feature a swimming pool, either within the apartment itself or the condominium, the focus here is on authentic Italian urban living and enjoying the external amenities of Frascati, from its nearby parks to the captivating life of the piazza. Crucially, the spectacular view is directly onto the main square and the historical St. Peter's Cathedral, ensuring that the apartment's most valuable asset is its immediate connection to the cultural and architectural heart of this celebrated town.

Frascati: A Strategic and Cultural Investment

Frascati is not only a charming residential destination but a strategically sound investment due to its unparalleled proximity to Rome. Situated in the Castelli Romani area, the town is a beloved escape for Romans and international visitors alike, celebrated for its cooler air, historic villas (such as Villa Aldobrandini), and cultural significance. The town is seamlessly connected to the Italian capital via a direct, frequent train service from Rome's Termini Station, with a journey time of only about 30 minutes. This ease of access ensures constant demand for both long-term and short-term rentals. This apartment represents a rare chance to own a substantial, income-producing asset in a prime location in one of Lazio's most famous and historically rich towns.

ABOUT THE AREA

Frascati is one of the most famous and picturesque towns in the Castelli Romani region, a group of charming hill towns located a short distance southeast of Rome in the Lazio region of Italy. Perched on the slopes of the Alban Hills, Frascati is celebrated for its refreshing climate and offers spectacular panoramic views, often extending all the way to Rome. Historically, it served as a coveted summer retreat for the Roman nobility, a tradition that began during the Roman Empire and peaked during the Renaissance and Baroque periods. This era saw the construction of magnificent estates known as the Tusculan Villas, which became symbols of wealth and status. Though damaged during World War II, the most prominent of these, such as the imposing Villa Aldobrandini, still dominate the landscape and define the town's aristocratic charm.

The town is internationally renowned as the City of Wine, primarily famous for its crisp, light Frascati DOC white wine. The tradition of winemaking here dates back to ancient times, and today, visitors flock to the town to experience the local culinary scene. A distinct cultural highlight is the informal wine cellar-taverns known as 'fraschette.' These establishments originally allowed patrons to bring their own food to enjoy with the local wine, a practice that has evolved into a vibrant tradition of serving traditional Roman cuisine and regional specialties alongside the distinctive local vintage. This lively, convivial atmosphere makes Frascati a popular weekend and day-trip destination for Romans seeking a break from the capital's bustle.

Beyond its historical villas and celebrated wine, Frascati also serves as a significant hub for scientific research. It is the location of several important international scientific laboratories, including the National Laboratory of Frascati (INFN) for particle physics and a major site for the European Space Agency (ESA) for Earth Observation missions (ESRIN). This unique blend of ancient history, cultural tradition, and modern scientific endeavour contributes to the town's distinct character. While the core of the town preserves its medieval and Renaissance architecture, the presence of these advanced research facilities



highlights its current role as a dynamic, evolving centre in the Lazio region.

Frascati is highly accessible and is located very close to Rome's international travel infrastructure. The nearest airport is Rome Ciampino Airport (CIA), situated approximately 7.5 to 12 kilometres away, which translates to a driving time of roughly 15-20 minutes. The primary international gateway, Rome Fiumicino Airport (FCO), is about 35-40 kilometres away. The town is also conveniently connected to the capital by a direct train service from Rome's Termini Station, making it an easy 30-minute journey for both tourists and locals. This excellent transport link reinforces Frascati's appeal as both a peaceful residential base and a compelling day-trip location from the Eternal City.

MAiN FEATURES:

- * 136m2 of living space
- * 3 Bedrooms
- * 2 Bathrooms
- * 1 Living room
- * Kitchen with dining area
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	136 mq
Dimensione del lotto:	136 mq

Building details

Building Amenities:	Elevator
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Rental details

Furnished:	Sì
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.786.654
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