



HOLIDAY APARTMENTS IN ROME



SkyTower

THE RIGHT SPACE



ANTI-SEISMIC



DOMOTICS



PHOTOVOLTAIC



APARTMENTS

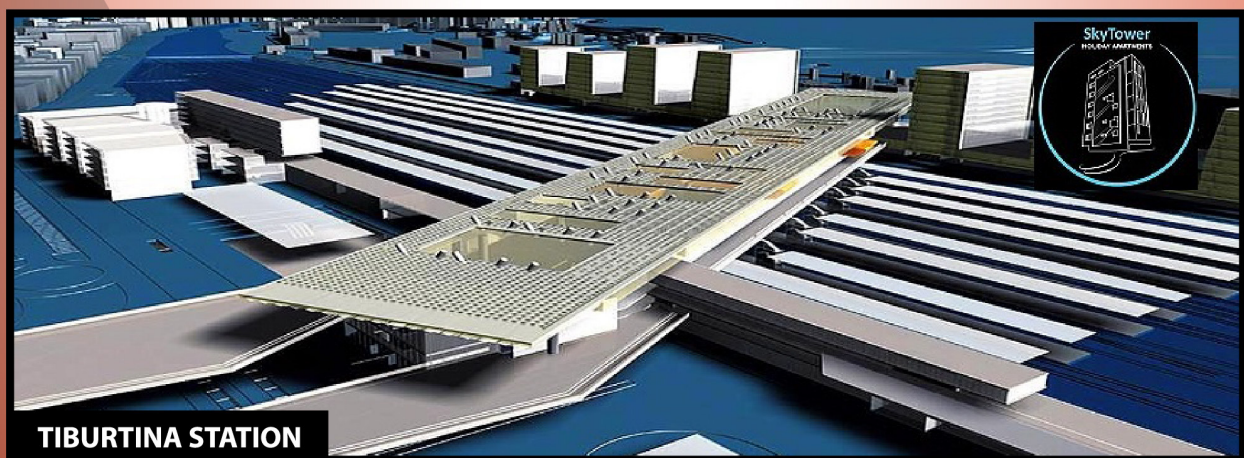
SkyTower *Holiday Apartments in Rome*

THE RIGHT SPACE

The **SkyTower** complex is composed of **8 floors** and **7 apartments**, 5 of which are **85 sq.m.** each. The apartment on the **6th floor** is **110 sq.m.** (a winding staircase leads to an **Attic** with a panoramic **Terrace** that is perfect to enjoy the **Sun**) while the **Ground Floor** is **56 sq.m.** with private garden and parking space. The **SkyTower** is provided with a modern **Lift**, a shared **Garden**, **5 Garages** and **7 Cellars** (one for each apartment) realized to let **Groups of People** (Friends and/or Families) enjoy their holidays in the same building while ensuring the privacy of each apartment.

The **SkyTower** was designed and built:

- In full compliance with anti-seismic rules;
- With air conditioning system - hot and cold - provided with units located in the false ceiling and fans/coils on the ground;
- With an hydraulic station providing softened hot and cold water;
- With recovery of rainwater for gardens irrigation.



PROJECT AND STRUCTURE

8

FLOORS

5

GARAGE



CELLARS



AIR-CONDITIONED
SUMMER/WINTER



PRIVATE
GARDENS

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Regarding the **Services** organized by the Management Company in the Apartments of the **SkyTower**, such as the Check-in and Check-out operations, the Cleaning service and Linens/towels change, as well as the Cleaning of the Shared Areas, the Terrace, the Garden, the Garage and the Cellars, **SkyTower** has a person in charge of them, a “**Full Time Agent**” (assisted by another one when necessary) who will also welcome the **Customers** offering them the **first services**.



STRUCTURE AND GARDEN



LOBBY



TERRACE



LIFT



GARDENS



GARAGE

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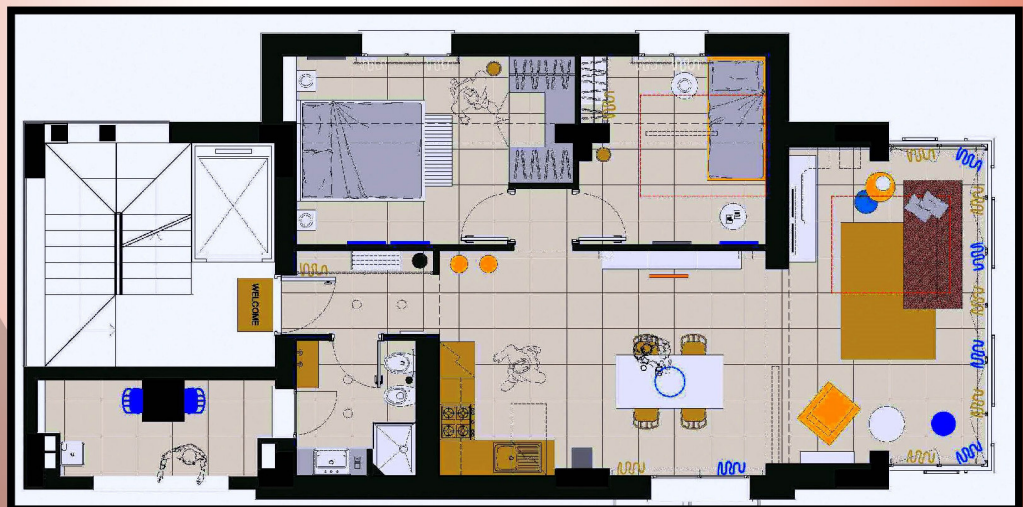
THE RIGHT SPACE

GROUND FLOOR PLAN - "GREEN" HOLIDAY HOUSE



EXAMPLES
OF PLANIMETRY

FIFTH FLOOR PLAN - "LIGHT BLUE" HOLIDAY HOUSE



PLANIMETRY WITH FURNISHINGS

PT

GREEN

P1

BLACK
&
WHITE

P2

GREY

P3

YELLOW

P4

ORANGE

P5

LIGHT
BLUE

P6

BROWN

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Each one of the **7 Apartments** is identified by the different color in which its walls are painted. They are all decorated in an elegant and modern style and composed of a living area “**Open Space**” characterized by:

- **Living Room** (around **22 sq. m.**): a fully equipped **Kitchenette** (fridge, oven, kitchenware, microwave, toaster, American coffee machine, dishwasher) with a Dining Table, Digital Terrestrial and satellite TV and Video intercom. A complete kit especially dedicated to the “**Gluten Free Kitchen**” is also available.
- **Solar Greenhouse** (around **20 sq.m.**): a comfortable space equipped with a sofa-bed, an armchair, phone and Internet Point (Fiber optic Internet: **50 Mb** speed), curtains and other complementary pieces of furniture (basically, it is a warmth collector during the winter).
- **External Covered “Loggia”** (around **6 sq.m.**): especially made for **Smoking Guests** but not just for them since it is provided with a Table and two Chairs and a spacious **Storage Closet** (with a sliding door and a lavatory inside).



LIVING AREAS AND OPEN SPACE

7

APARTMENTS



MODERN STYLE

20
mq

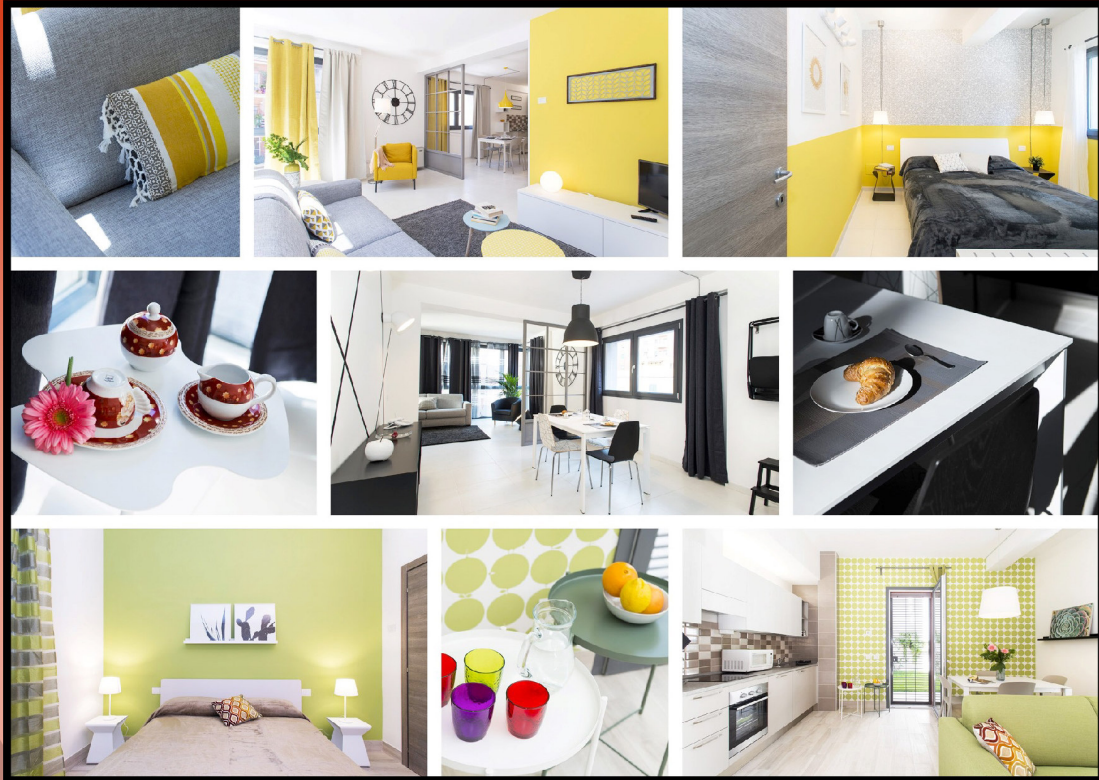
SOLAR
GREENHOUSE



OPEN SPACE

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THE RIGHT SPACE



INTERIOR FURNISHINGS



TV



KITCHENETTE



LIVING ROOM



OPEN SPACE

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THE RIGHT SPACE



INTERIOR FURNISHINGS



LOGGIA



SOFA BED



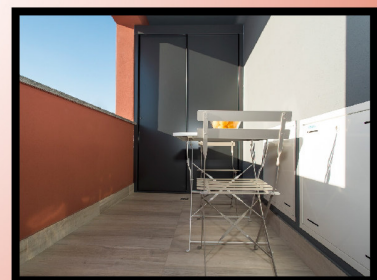
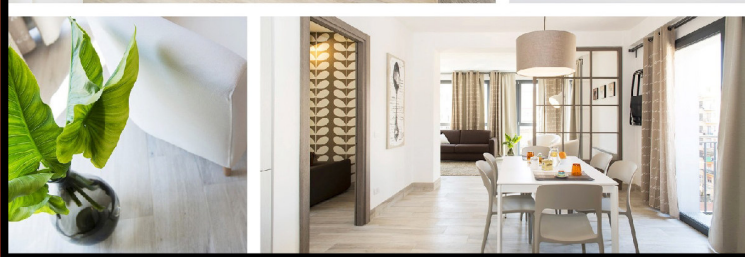
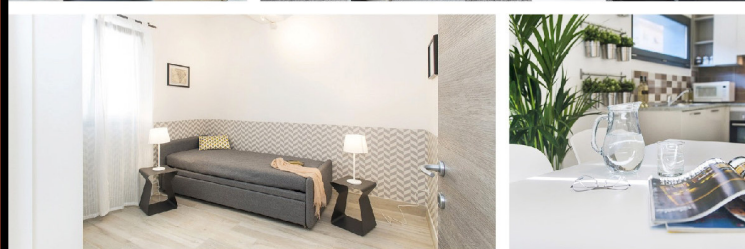
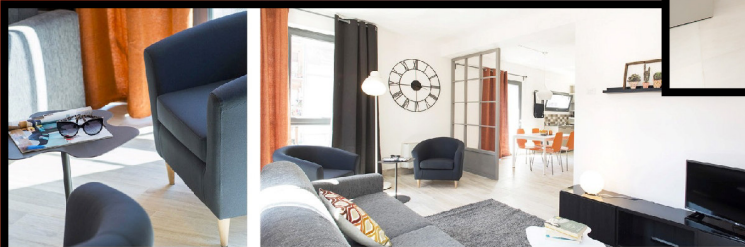
**SOLAR
GREENHOUSE**



INTERNET POINT

SkyTower *Holiday Apartments in Rome*

THE RIGHT SPACE



INTERIOR FURNISHINGS



LOGGIA



SOFA BED



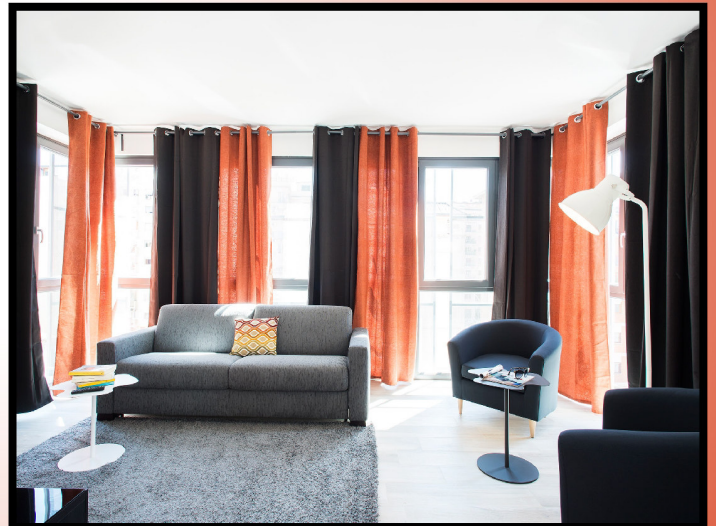
SOLAR
GREENHOUSE



INTERNET POINT

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INTERIOR FURNISHINGS



LOGGIA



SOFA BED



**SOLAR
GREENHOUSE**



INTERNET POINT

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DETAILS



LOGGIA



SOFA BED



**SOLAR
GREENHOUSE**



INTERNET POINT

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The **Apartments finishings** are elegant and impressive:

- The **Floors** of all the rooms, **Solar Greenhouses** included, are made with **Porcelain Stoneware Tiles**, the **door and window frames** are made in **PVC** with **Double glazing** and **Electric Shutters**.
- The **Bedrooms** are equipped with a **walk-in wardrobe**.
- The elegant **Bathrooms** with their “strong visual impact” are equipped with **Bathroom fixtures** made in ceramic, a wide **Shower Stall**, a bidet and a hairdryer;
- The **Temperature control** is independent for each area (Living Room, Solar Greenhouse, Bedroom and Bathroom).

An area is reserved to the **Laundry** and it is easily accessible thanks to the lift: it is provided with Washing machine, Dryer, Iron and Ironing board.



FINISHING AND COMFORT



WARDROBE



PVC



CERAMIC



**PORCELAIN
STONEWARE**

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All the apartments have different **Special Systems** like:

- **Domotics** (smart home for the utilities management).
- **Solar Panels** on the roof: they produce electrical energy from **Renewable Sources** for the shared areas and Hot Water to satisfy more than **50%** of each apartment need (Energy Class A).
- An area is reserved to the bins for the **Separate Waste Collection**: this area is provided with water for cleaning purposes and it is fenced with climbing greenery and closed with a gate.



MAIN AND SPECIAL SYSTEMS



ANTISISMICA



DOMOTICA



FOTOVOLTAICA



CLASSE A

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The **SkyTower** is located at **300 mt** from the new and modern **Tiburtina Station** where **High Speed Trains** as well as the “**Train Line**” stop. So, you can join the **International Airport of Fiumicino** in **45 minutes** for just **€ 8,00** (the only big complex of Holiday Apartments in Rome with such a chance/service). By car, the **SkyTower** is **30 minutes** far from the two Airports of Rome, around **30 minutes** from **Fiumicino** and **25** from **Ciampino**. It is close to two stops of the **Subways** - **Line B** - (Tiburtina and Quintiliani) and its strategic position links it to the **Historical Centre** in few stops. Finally, by car, it is only **15 minutes away** from the “**Grande Raccordo Anulare**”.



TIBURTINA STATION	300 mt
TERMINI STATION	4 SUBWAY STOPS
FIUMICINO AIRPORT	30 CAR MINUTES
FIUMICINO AIRPORT TRAINLINE	45 MINUTES DIRECT TRAIN
CIAMPINO AIRPORT	25 CAR MINUTES
SUBWAY B TIBURTINA	300 mt
FONTANA DI TREVI	6 SUBWAY STOPS
COLOSSEO	6 SUBWAY STOPS
PIAZZA DI SPAGNA	7 SUBWAY STOPS
CITTA' DEL VATICANO	10 SUBWAY STOPS

POSITION AND WAYS



**FIUMICINO
CIAMPINO
AIRPORTS**



**DIRECT TRAIN
TRAINLINE**



**TIBURTINA
TERMINI
STATIONS**



SUBWAY B

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TIBURTINA STATION

TRAINS - SUBWAY E PARIBAS / BNL

300
mt

**TIBURTINA
STATION**

300
mt

SUBWAY B



SERVICES



PARIBAS SEAT

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TIBURTINA STATION
SHOPS - SERVICES & FOOD COURT



RESTAURANTS



BAR



SHOPS



PHARMACY

Management Company:
www.holidayromeapartments.it



+39 349.3026401

+39 347.5063073

skytower@holidayromeapartments.it

SkyTower Customers also have
Services of:

- **Car Rental with Driver (NCC)**

- Transfers from / to **Fiumicino Airports** and **Ciampino, Termini Station**.

tours@holidayromeapartments.it

- **Selected Brochure Tours for Rome and on Request outside Rome:**

- To visit the city's major attractions, Museums and archaeological sites of Rome, Ostia Ancient, Pompeii, Amalfi Coast and then again **Shopping Outlet, Tours Gastronomic** and much more, with Its "**Booking Service**".



INFO E CONTACTS

MAR.EDO. S.r.l.

P.IVA 14134601005

Via Vacuna n° 12, Roma (00157)

www.skytowerapartments.it



NCC



TOURS



BOOKING



**COVERED LOGGIA
OUTSIDE**



NOT PROVIDED