

A LUXURY PENTHOUSE  
IN THE HEART OF ITALY

A night-time photograph of a luxury penthouse rooftop pool. The pool is illuminated with a blue light, and the surrounding deck is lit with warm, yellow lights. In the background, a cityscape is visible under a dark sky with a bright moon or star. The overall atmosphere is sophisticated and modern.

# HOUSE52



A unique and sensational location for an exclusive property.

This extraordinary penthouse is located on the seventh and top floor of a fully renovated building, offering two expansive levels of approximately 1,076 square feet each. The second level opens to a spectacular **3,229-square-foot terrace**, exquisitely appointed with a heated pool, an elegant outdoor living area, a dining space with a barbecue, and a sun-soaked solarium. The breathtaking views of the city's historic center make this home a truly unparalleled living experience.

The interiors are a masterpiece of modern refinement, designed as an open and seamless loft where every detail has been carefully considered to blend functionality with elegance. A dramatic internal staircase, crafted from waxed iron and wood, acts as a striking centerpiece, harmoniously connecting the two floors.

The first level welcomes you with a bright and spacious entryway leading into a convivial living area, complete with an open kitchen and a well-equipped pantry. A discreet flush-to-wall door provides access to the private sleeping quarters, featuring a serene master bedroom and a stylish bathroom with a walk-in shower. Two additional terraces extend the living space, creating ideal spots for quiet reflection or outdoor leisure. The interiors are adorned with bespoke furnishings by **Henge07**, adding timeless sophistication and contemporary flair.

The second level continues to impress with a versatile living space, a guest bathroom with a sleek shower, and a dedicated fitness area designed for wellness and convenience. A sliding door opens to the

main suite—a private sanctuary with a king-size bed, a modern designer bathroom featuring a luxurious mini pool, and floor-to-ceiling windows that seamlessly connect the interiors to the expansive terrace. This panoramic terrace, the true highlight of the property, is perfectly curated for relaxation and entertaining, with its heated pool, solarium, and outdoor dining area complete with a barbecue.

The property features an advanced heating and cooling system that integrates a boiler and air-based convectors, ensuring maximum comfort in all seasons. Additionally, a **self-managed photovoltaic system with a 10 kW storage capacity** enhances energy efficiency and sustainability, aligning modern luxury with environmental consciousness.

Completing the offering is a private garage spanning 215 square feet and a covered parking space, providing both convenience and security. The outdoor areas are furnished with exquisite pieces from **Talenti Outdoor**, while the fitness area boasts state-of-the-art equipment by **Technogym**, embodying a lifestyle of luxury and well-being.

Designed by the acclaimed architect **Marco Acerbis**, recipient of the **2024 Compasso d'Oro award**, this penthouse represents the perfect fusion of contemporary design and functional excellence. A sophisticated loft that redefines urban living with style, comfort, and a breathtaking panoramic view of the city.











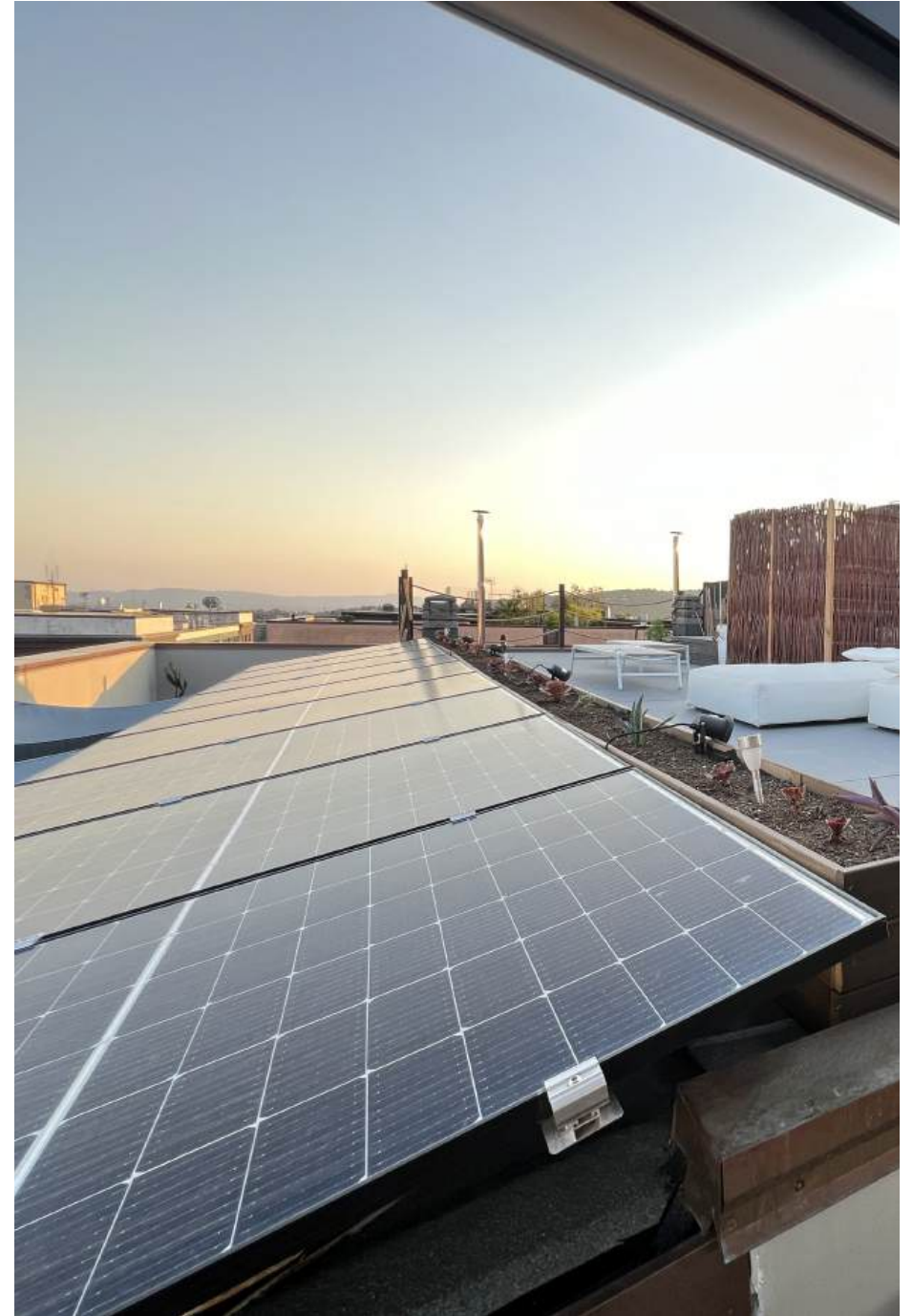




Outdoor Area

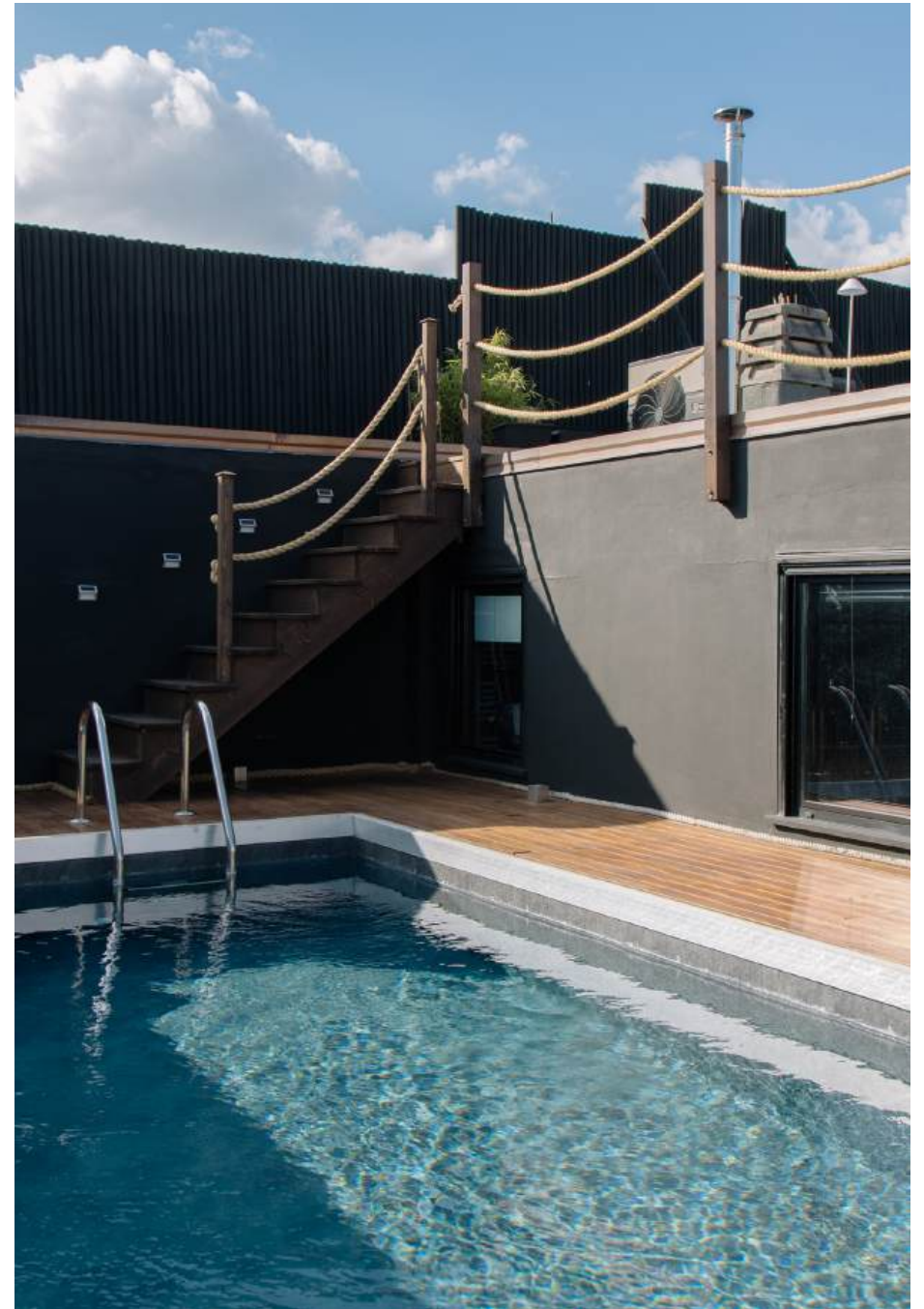


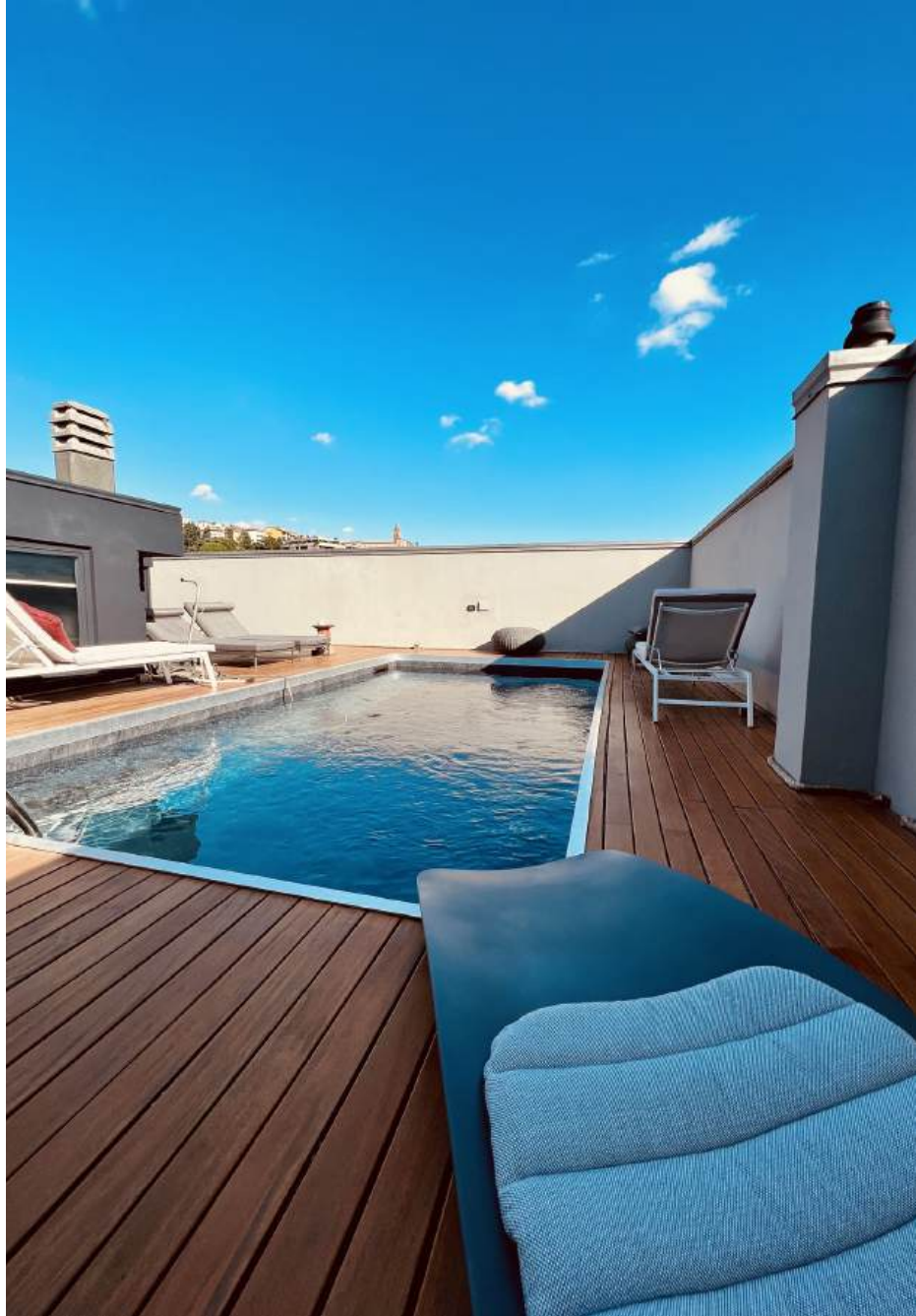
Dining Area



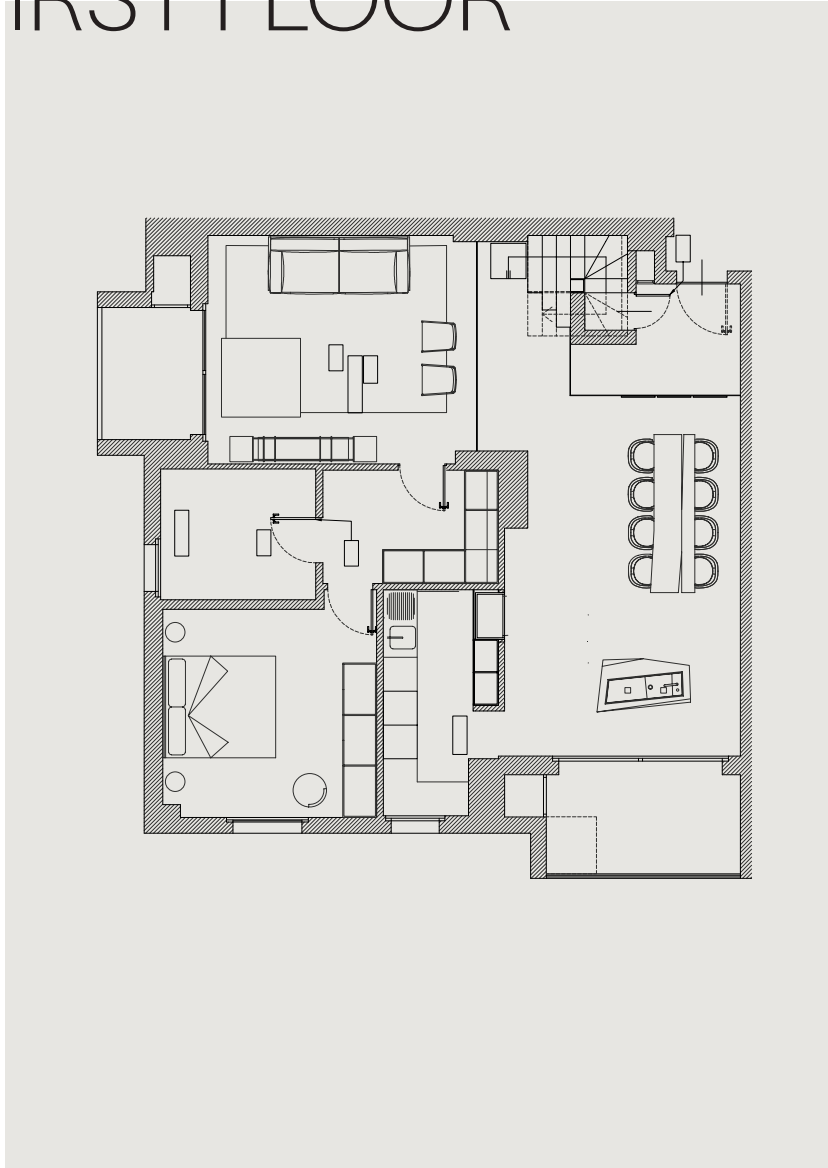
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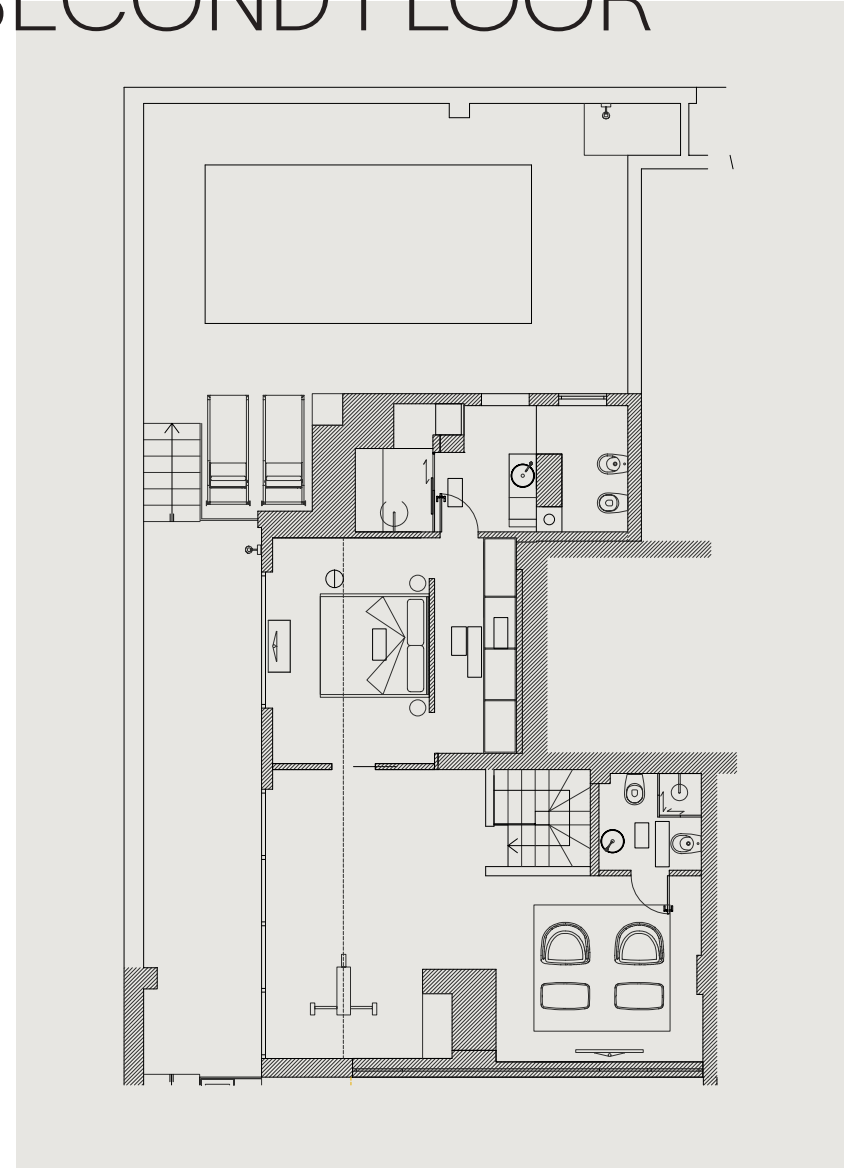




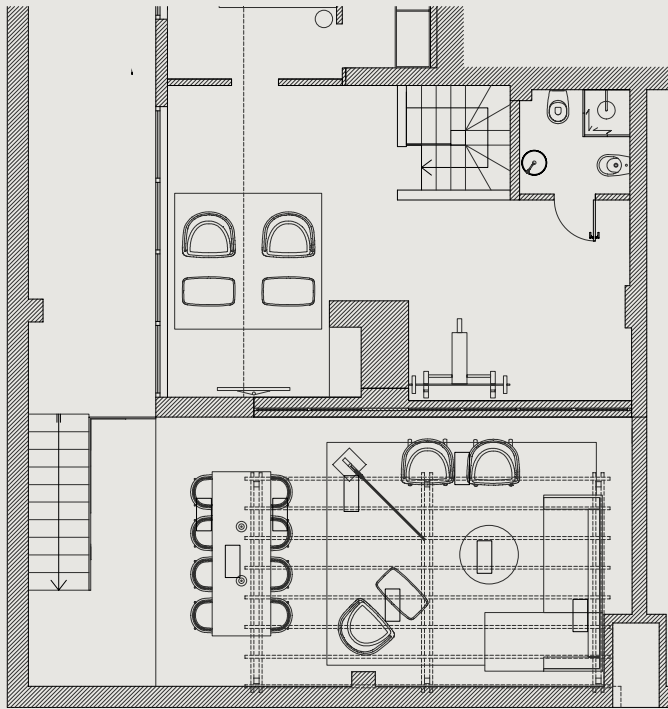
# FIRST FLOOR



# SECOND FLOOR



# OUTDOOR AREA



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