



## A ROMAN HOME, A PERSONAL STORY

A STORY ROOTED IN ROME

This home is not simply a property.  
It is where my family's story in Rome  
began.

Rooted in history and shaped by  
generations,  
it reflects the quiet elegance of a true  
Roman home.

- Elisabetta



MY GRANDPARENTS, NICOLA AND MARTA FABIANI,  
WITH MY MOTHER ELSA — ROME, 1950S

↓ TODAY, I'M OPENING THE DOORS OF THIS ROMAN HOME — HONORING ITS PAST  
WHILE IMAGINING ITS FUTURE.



YOUNG ELSA — ON THE HOUSE TERRACE.

Perched on a Roman hill just minutes from Vatican City, this penthouse is part of a 1950s “villetta” shaped by light and proportion. My grandfather, Nicola Fabiani, had it built in the early post-war years through significant personal sacrifice — in a time when rebuilding in Italy was an act of faith in the future.

My mother, Elsa, safeguarded the apartment’s integrity throughout her life. She preserved its original “terrazzo” marble floors, honored its natural light, and upheld the spatial rhythm that defines it today. Within these rooms, family life became inseparable from the architecture.



THIS HOUSE WAS MY MOTHER ELSA’S LIFELONG HOME — WHERE SHE AND MY FATHER ANGELO RAISED MY BROTHER AND ME, AND WHERE THREE GENERATIONS LIVED TOGETHER UNDER ONE ROOF.



ELISABETTA AND LUCA WITH “MAMMA” IN THE FESTIVE LIVING ROOM

WHAT I SEE NOW IS NOT REINVENTION, BUT EVOLUTION — A  
CONTINUATION OF ITS DESIGN NARRATIVE.

LIVING SPACE OPENING SEAMLESSLY ONTO THE TERRACE.



THE ENTRY HALL — DEFINED BY ORIGINAL FLOORING AND MEASURED RHYTHM.

For those who seek authenticity, livable spaces, and a quiet sense of place, this Roman home offers a rare continuity — measured, grounded, and true to itself.

Should the future owner wish, I would be honored to personally offer my design guidance, together with the support of my trusted local professionals in Rome — following any evolution of the home with the same care, respect, and attention I would devote if it were still my own.

The home is now being thoughtfully offered for sale and is exclusively represented by Italy Sotheby's International Realty.

TODAY, THIS HOME IS READY FOR A NEW STORY.



A RESPECTFUL EVOLUTION OF THE ENTRY SEQUENCE — 3D RENDER



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