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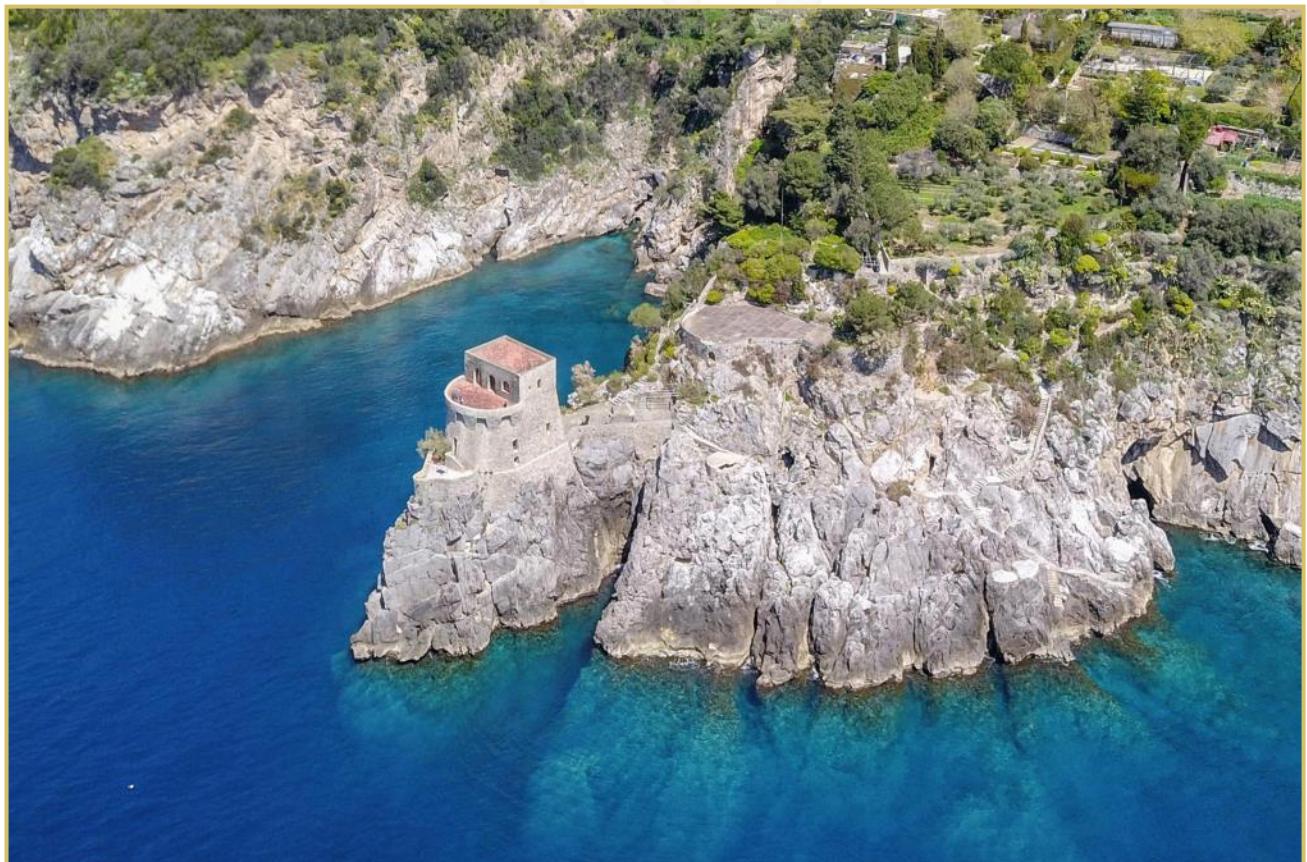
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2117 – **TORRE DI GRADO**

www.romolini.com/en/2117

TORRE DI GRADO – SEAFRONT VILLA FOR SALE IN THE AMALFI COAST, PRAIANO

Praiano – Salerno – Campania



Interior
190 m²

Bedrooms
3 (up to 4)

Bathrooms
3

Land
6,400 m²

Nestled on a rocky spur of the Amalfi Coast just outside Praiano, maritime tower converted into a private villa with access to the sea and panoramic terraces. The building (155 sqm) is laid over two floors, both with terrace, for a total of four bedrooms and three bathrooms. On one side of the tower, a stone staircase descends along the cliff and leads onto a platform right on the sea.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2117 – TORRE DI GRADO

TYPE: maritime tower

CONDITIONS: restored

LOCATION: waterfront

ACCESS: excellent, on foot

INTERIORS: 190 square meters (2,044 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3 (up to 4)

BATHROOMS: 3

ANNEXES: storage rooms

MAIN FEATURES: stone walls, private sea access, panoramic terraces, decorated ceramic flooring, vaulted ceilings, ample living area with domed ceiling, stone staircases

LAND: 6,400 square meters (1.6 acres)

GARDEN: yes, on the terraces

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: to be connected

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Amalfi (9km; 20'), Positano (9km; 20'), Maiori (15km; 30'), Ravello (16km; 30'), Capri (via ferry, 50'), Sorrento (22km; 45'), Pompeii (41km; 1h), Naples (63km; 1h 30'), Salerno (35km; 1h 20'), Caserta (90km; 1h 45'), Rome (280km; 3h 20')

CLOSEST AIRPORTS

Salerno Costa d'Amalfi (54km; 1h 30'), Napoli Capodichino (67km; 1h 20'), Roma Ciampino (269km; 3h 20'), Roma Fiumicino (295km; 3h 35')

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TORRE DI GRADO

Nestled on a rocky spur of the **Amalfi Coast** just outside **Praiano**, **maritime tower** converted into a **private villa** with access to the sea and panoramic terraces. The building (155 sqm) is laid over two floors, both with terrace, for a total of four bedrooms and three bathrooms. On one side of the tower, a stone staircase descends along the cliff and leads onto a platform right on the sea. Services are all available in the nearby town (500m; 2') and the most beautiful centers of the **Amalfi Coast** can be reached in less than an hour (Amalfi, Positano, Maiori, Ravello, Sorrento...). With a ferry from Positano, one can also reach Capri in roughly 50'.

DESCRIPTION OF THE BUILDINGS

The **tower** (155 sqm – 1,668 sqft), with its imposing walls (reaching a thickness of over 5 m in several spots), is laid over two floors. On the lower level are a small entrance room with a staircase, a kitchen on the right and a storage room with bathroom on the left (this could easily be used as a bedroom). On the opposite side of the entrance door is the huge living area, covered by a dome, that houses a sea view dining area and an exit to the lower terrace of the tower (40 sqm). From the staircase in the entry, winding through the thick walls of the tower, one gets to the upper floor. Here are the master bedroom with en-suite bathroom, two bedrooms and a bathroom. Two great arched windows lead outside onto the semicircular panoramic terrace (55 sqm).

Just a short distance from the tower is an **underground storage room** (roughly 35 sqm – 376 sqft) where one can easily shelter tools and seaside equipment. Right on the sea, at the foot of the cliff, is another storage room, also used for sea equipment.

HISTORY, STATE AND FINISHES

The tower, in its current shape, is the result of the fusion of two buildings from different periods. The circular part dates back to the Middle Ages while the quadrangular one was built for sure in 1564 by order of the Spanish viceroy **Fernando Afán de Ribera**, duke of Alcalá. Purpose of the tower was the defense of the coast against pirate attacks. The defensive system, spanning the whole of Southern Italy and including 339 towers in 1590, had however a very troubled life since its inception because of the awful management of the country, to the point that a project started in 1532 under viceroy **Pedro Álvarez de Toledo y Zúñiga** was concluded only in the late 17th century, when the need to defend from pirate attacks was no longer there. The towers were progressively phased out and disarmed to be converted into lighthouses, telegraph stations and private villas.

EXTERIOR

The tower is nestled on a rocky spur right above the sea. As for exteriors, the tower features roughly 6,400 sqm of land, split among gardens, terraces and cliffs. On the northwestern side of the tower, a stone staircase descends along the cliff to reach a platform at sea level. Along the stone staircase that leads to the property is a convenient outdoor dining area with barbecue. The lower terrace on the water side of the villa is also perfect as an outdoor dining space, thanks to the beautiful view one can enjoy from this position. The upper terrace, on the other hand, is perfect either as a sunbathing area or as a simple outdoor relax space.

The ample paved terrace we encounter while descending towards the tower from the main entrance is suitable for helicopters.



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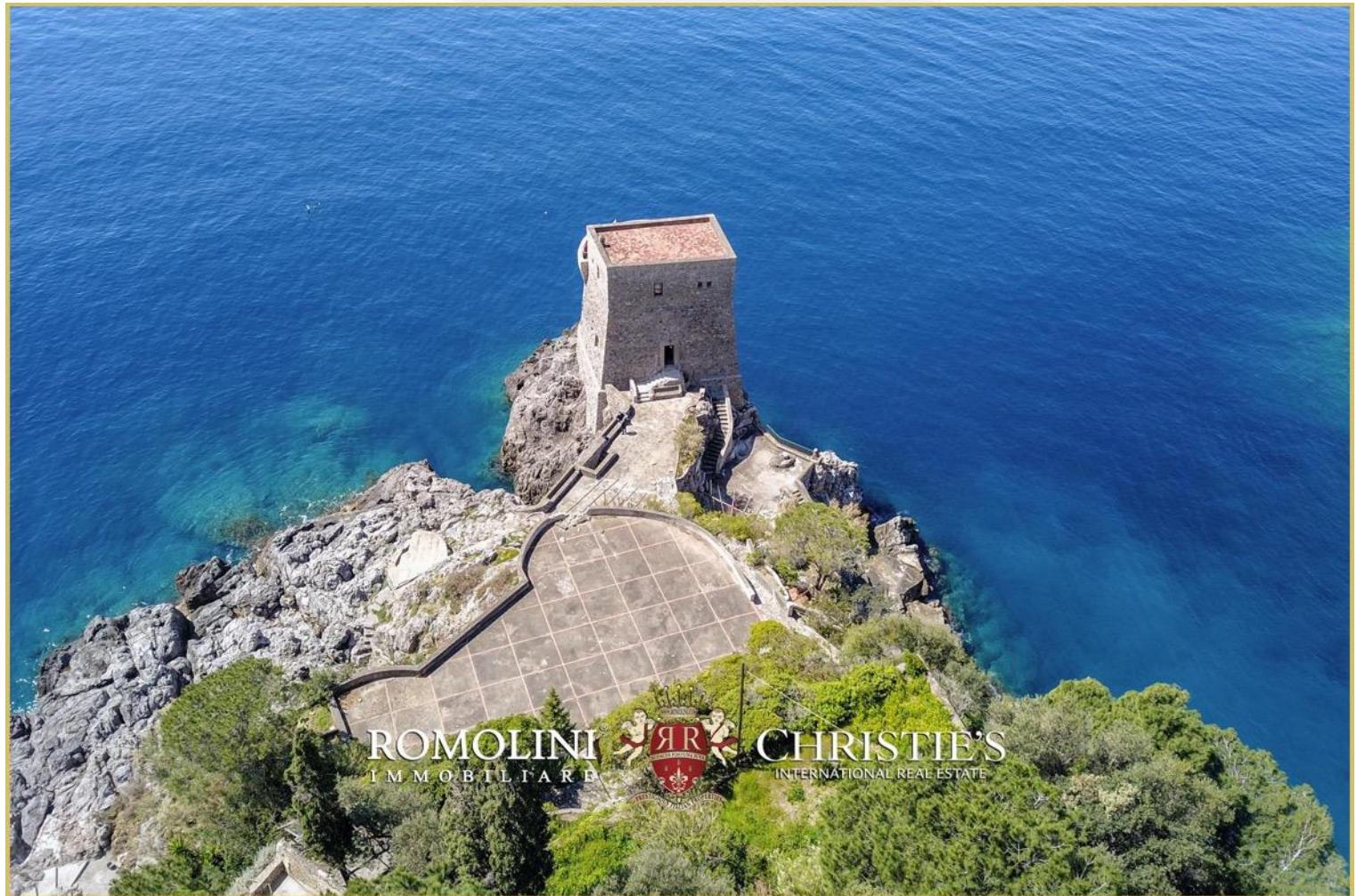




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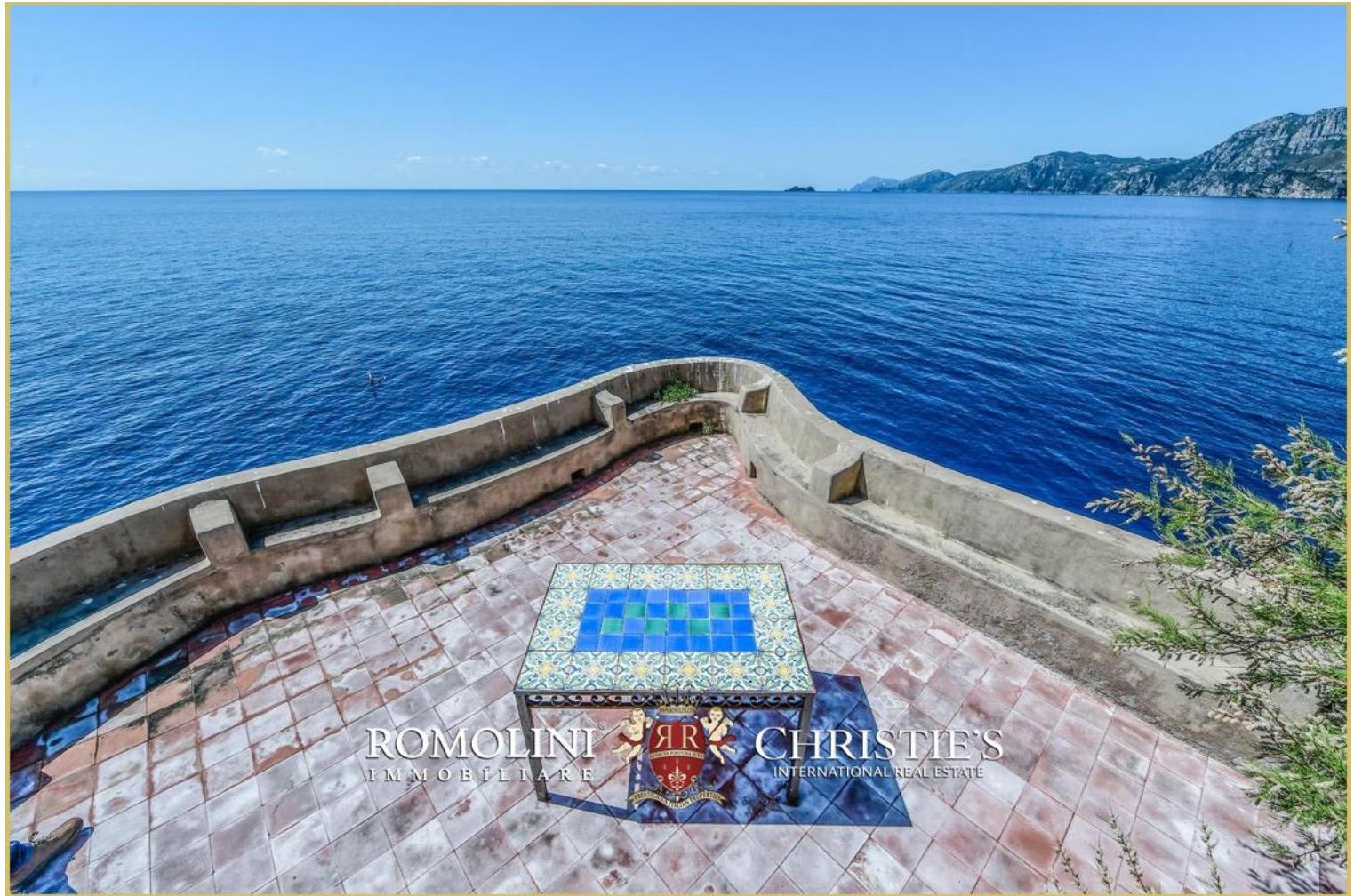
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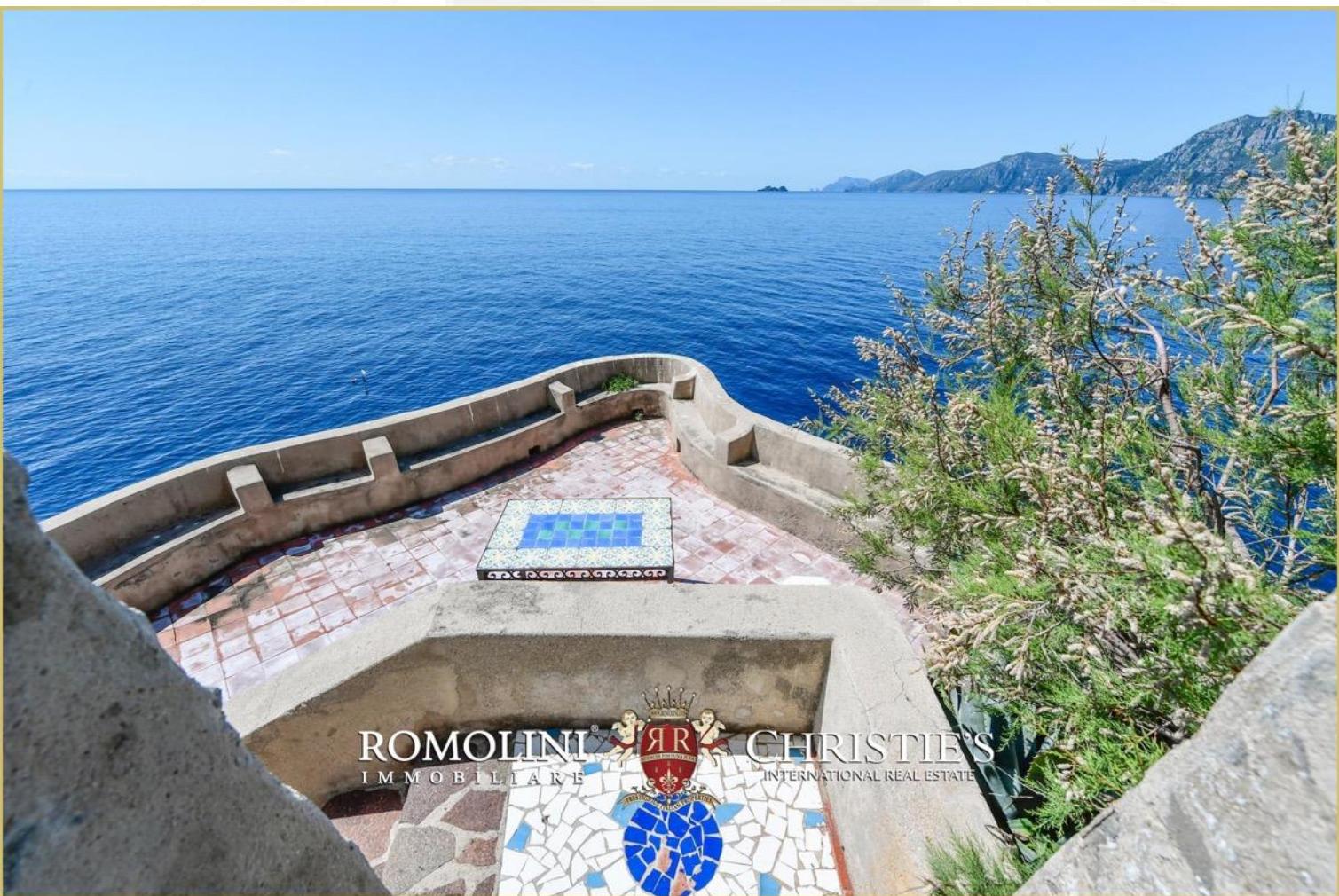




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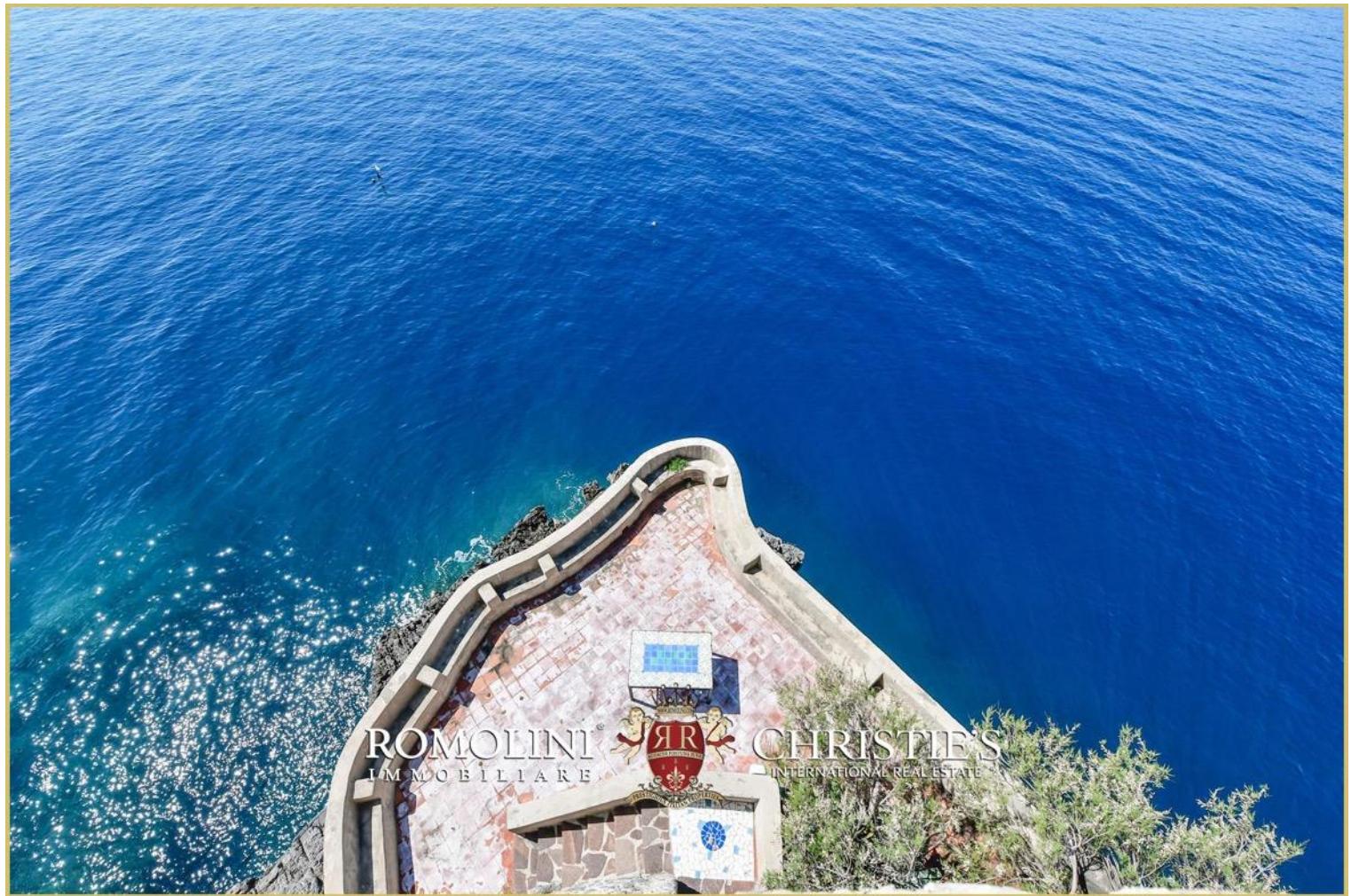
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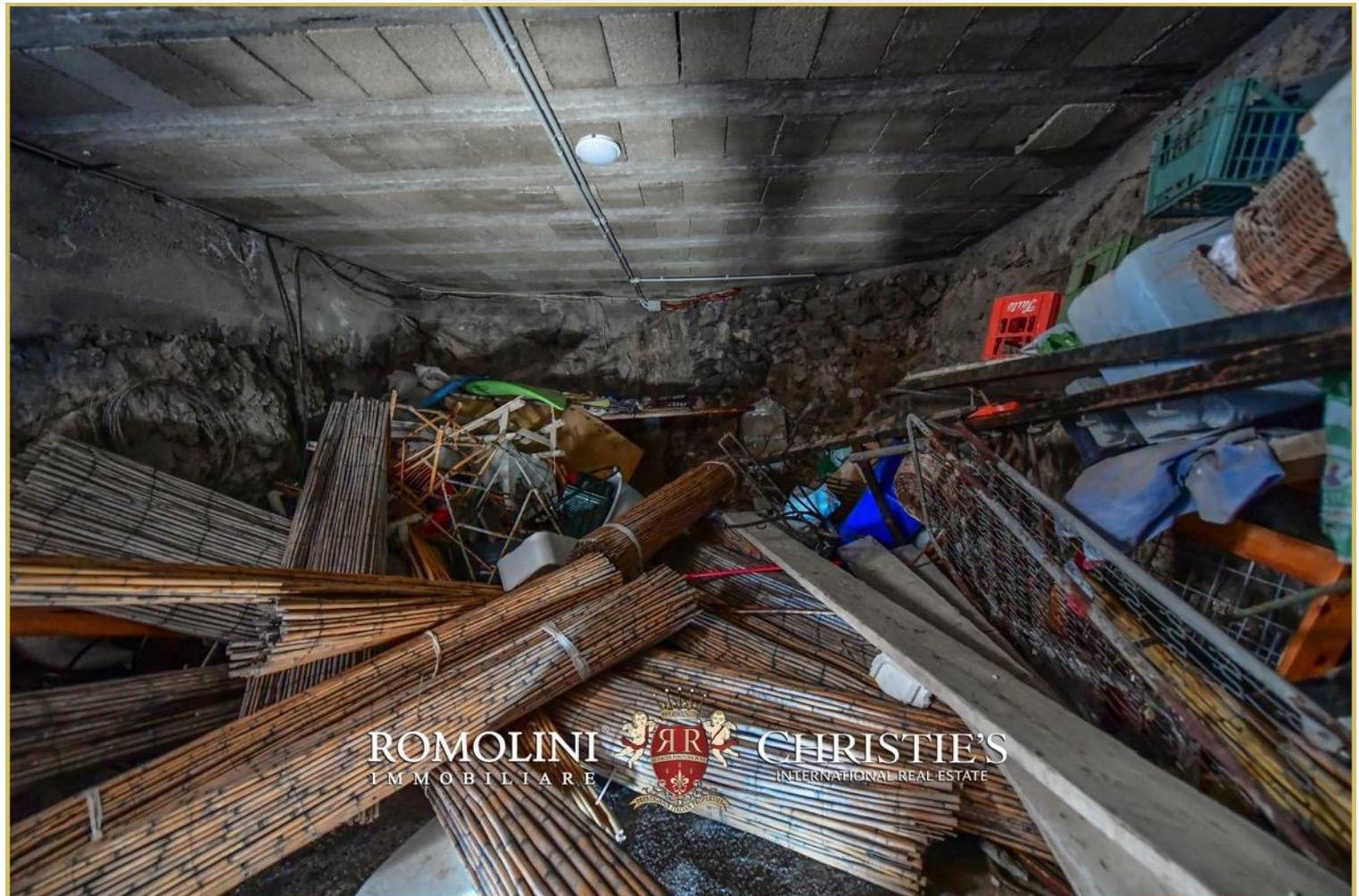




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