

STUNNING PRIVATE ISLAND FOR RENT WITH ARCHEAEOLOGICAL PARK IN MASSA LUBRENSE

Amalfi Coast – Naples – Campania



Interiors
467 m²

Bedrooms
8

Bathrooms
12

Total land
2.6 ha

Swimming pool
45 m²

CIN Code
IT063044B4XCZ454FH

Lying on the crystal-clear waters of the Amalfi Coast, Isola Isca represents one of the most exclusive and unrepeatable properties in the Mediterranean: a private retreat where unspoiled nature, millennia-old history and architecture dialogue in perfect harmony. More than just a property, Isca is a microcosm of extraordinary scenic and cultural value, located within the Marine Protected Area of Punta Campanella and characterized by pristine seabed, limestone cliffs and lush Posidonia meadows. During the 20th century, the island was chosen as a *buen retiro* by the famous playwright Eduardo De Filippo, who made it a place of inspiration and contemplation, transforming it into an authentic creative sanctum sanctorum suspended between sky and sea.

SUMMARY OF THE PROPERTY

REFERENCE #: 2945 – ISOLA ISCA
TYPE: private island
CONDITIONS: restored, luxury finishes
LOCATION: right in front of the Amalfi Coast
ACCESS: by boat

INTERIORS: 467 square meters (5,025 square feet)
TOTAL ROOMS: 17
BEDROOMS: 8
BATHROOMS: 12
ANNEXES: guesthouse, several outbuildings

MAIN FEATURES: dry stone walls, wooden beams, vaulted ceilings, large 316L steel windows, recycled glazed ceramic floors dating back to the 19th century, panoramic terraces with sea views, seawater swimming pool, barbecue area, professional kitchen, archaeological park with Roman ruins and natural caves adapted into a nymphaeum in the 1st century AD, southeast mooring with rock pier, north mooring with steel pier, natural park, private beach access, desalinator for drinking and sanitary water production, MBBR purification system for wastewater treatment, PLC control system for systems management, Wi-Fi coverage throughout the island, solar thermal system, hydraulic crane for lifting weights from the sea

EXTERIOR: 2.6 hectares (6.4 acres)
GARDEN: yes, well maintained
SWIMMING POOL: yes

ELECTRICITY: photovoltaic system + generator + batteries
WATER SUPPLY: self-produced with reverse-osmosis purification
ADSL: yes, Starlink (or via radio as a backup)
GAS: LPG (tanks up to 75 kg, for emergencies and/or electrical outage)
HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

The island can be easily reached by boat from **Nerano** in about 10-15 minutes. The distances below are calculated from the mainland.

Massa Lubrense (10km; 20'), Sorrento (17km; 35'), Positano (23km; 40'), Castellammare di Stabia (34km; 1h), Conca dei Marini (36km; 1h), Amalfi (40km; 1h 25'), Pompei (44km; 1h 10'), Maiori (45km; 1h 40'), Ravello (46km; 1h 40'), Napoli (64km; 1h 20'), Salerno (72km; 1h 30')

CLOSEST AIRPORTS

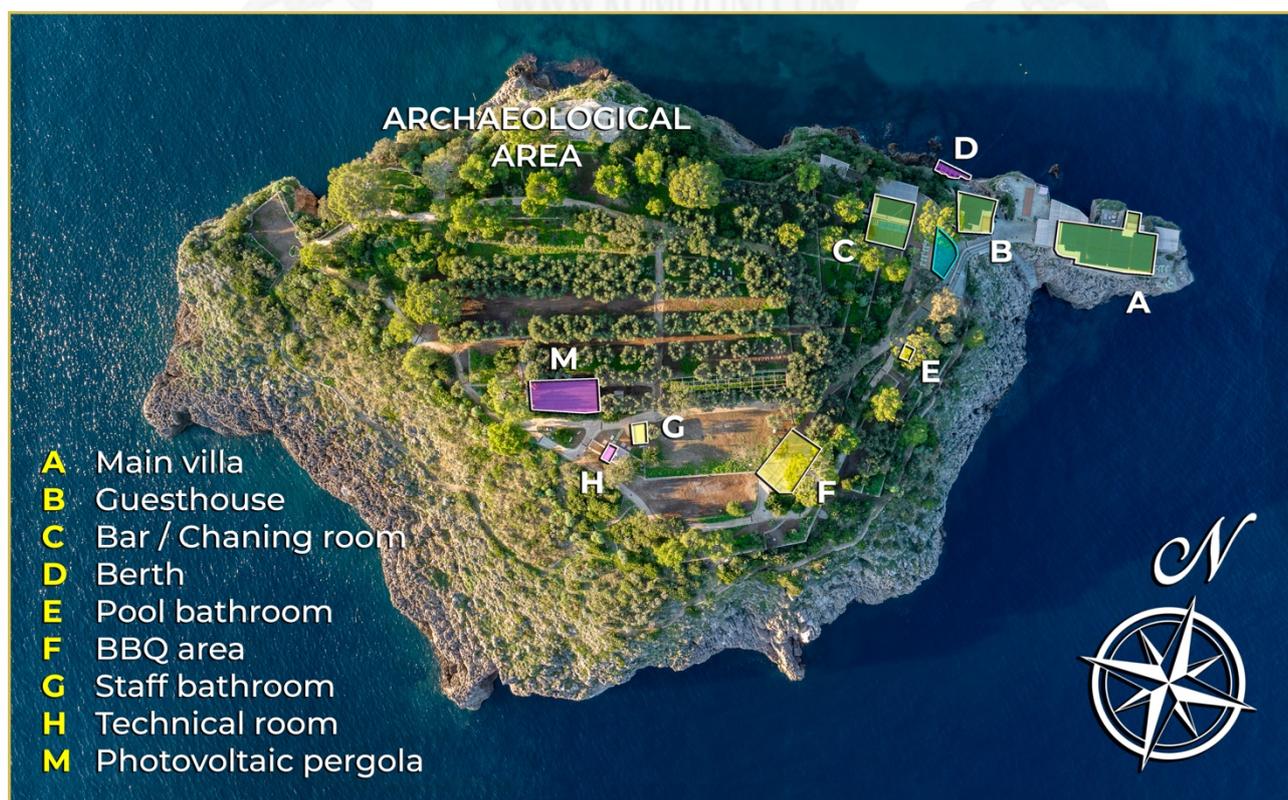
Napoli U. Niutta (67km; 1h 20'), Salerno Costa d'Amalfi (89km; 1h 40'), Roma Ciampino (270km; 3h 20'), Roma Fiumicino (295km; 3h 35'), Bari K. Wojtyła (299km; 3h 45')

ISOLA ISCA

Lying on the crystal-clear waters of the **Amalfi Coast**, Isola **Isca** represents one of the most exclusive and unrepeatable properties in the **Mediterranean**: a private retreat where unspoiled nature, millennia-old history and architecture dialogue in perfect harmony.

In this setting of absolute **privacy**, the splendid main villa, finely restored respecting local traditions, dominates the northeastern side of the island, offering brightly lit rooms and spectacular views of the open sea, where every sunrise offers a spectacle of rare beauty.

The residence, embellished with polychrome ceramic floors and large panoramic windows, is on two levels connected by terraces that slope gently toward the water, creating a natural continuity between indoor and outdoor spaces. Next to the villa, a refined guesthouse and a series of service outbuildings – including a panoramic swimming pool with solarium area, bar and staff areas – make up a harmonious complex immersed in the Mediterranean bush, designed to welcome guests in a context of absolute comfort and privacy.



More than just a property, Isca is a microcosm of extraordinary scenic and cultural value, located within the **Marine Protected Area of Punta Campanella** and characterized by pristine seabed, limestone cliffs and lush Posidonia meadows. During the 20th century, the island was chosen as a *buen retiro* by the famous playwright **Eduardo De Filippo**, who made it a place of inspiration and contemplation, transforming it into an authentic creative sanctum sanctorum suspended between sky and sea.

Today, this place retains its charm intact, offering a unique living experience, where time seems to flow according to forgotten rhythms.

DESCRIPTION OF THE ISLAND

By boat one arrives at the base of the cliff, where a mooring has been created. From here a staircase carved into the rock climbs up to the main terrace. The structure is also equipped with a hydraulic crane that can lift up to a ton of weight directly from the sea, which is very useful for transporting luggage or moving bulky objects. At the same time, the island has a fiberglass boat for mooring and a 12-seater dinghy that can reach 35 knots, ideal for fast travel.

The **main villa** (310 m² – 3,336 ft²) is a beautifully renovated building located on the northeastern tip of the island toward the coast. The interiors all feature typical local finishes, including beautiful polychrome ceramic floors. The building's windows are all large in size, ensuring extremely bright rooms and incredible views from every corner of the house.

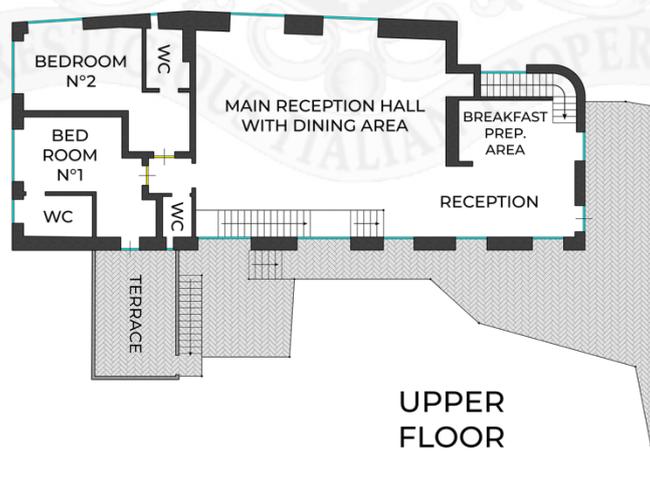
- **Lower floor:** three guest rooms, all with private bathrooms, and two rooms currently reserved for staff (both with bathrooms).
- **Upper floor:** large living room with dining area and breakfast preparation corner, service bathroom, master bedroom with private bathroom and exclusive terrace, and second bedroom with en-suite bathroom.

From both floors there is access to a terrace with breathtaking views facing northeast, which then descends via stairs to the sea below. From here you can admire the sunrise with the sun rising directly from the sea.

On the opposite side of the building, passing through the upper floor, you instead exit onto a large terrace paved with local limestone right above the sea that connects the two main buildings.

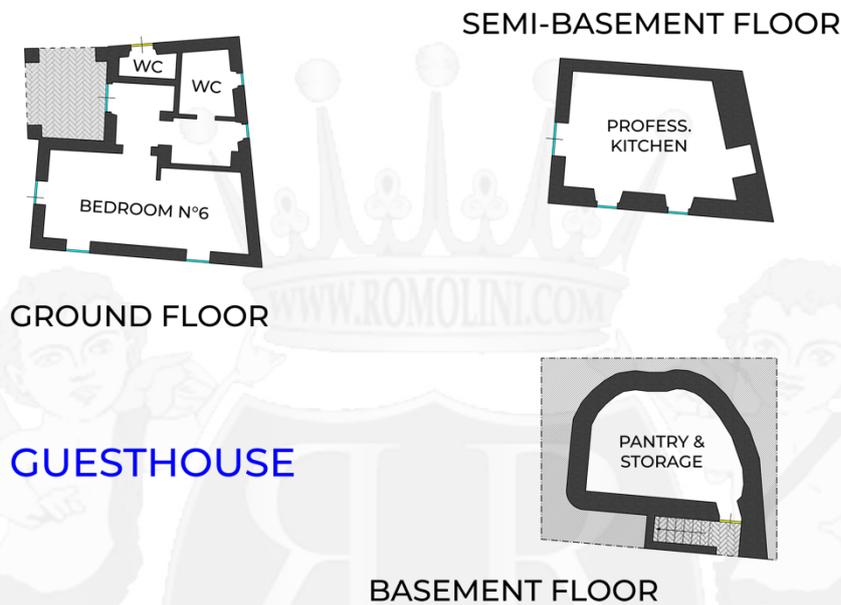


VILLA



UPPER FLOOR

Crossing the terrace one reaches the **guesthouse** (96 m² – 1,033 ft², 1 bedroom and 2 bathrooms), a lovely renovated building that houses on the ground floor a guest bedroom with bathroom and a staff bathroom with independent access. Descending to the basement level leads to the professional kitchen below which, via an external staircase and independent access, is a large basement pantry equipped with positive cold storage, negative cold storage, and ample shelving for storing canned goods and bottleware at room temperature in a cool, dry place protected from sunlight.



Continuing along the paths that cross the island, one arrives, just above the guesthouse, at the **swimming pool**, made of local karst stone with completely natural appearances, built on a beautiful terrace with a solarium area made of pine wood, which gives off a pleasant smell with the warmth of the sun's rays. A bar corner with shading equipment completes the environment. Behind the pool is an **outbuilding** (61 m² – 656 ft²) that houses a **bar corner** overlooking the pool and two service rooms used as laundry and changing area for staff.

A few steps from the pool, along one of the paths, **two bathrooms** housed in wooden structure and serving guests, provide support in the seasonal period while serving as equipment storage in the winter period.

Continuing along the path, one then reaches a large terrace paved in local limestone developed around an imposing century-old pine tree with a pergola made of chestnut poles tied in the local manner. The area of unparalleled beauty due to the amenity of the view of the Galli archipelago is equipped with refrigeration systems, cooking, oven, barbecue and every convenience to spend pleasant moments of relaxation. Just above, a small annex houses two bathrooms equipped with an entrance, ante-bathroom and toilet area perfect for back-up service when holding garden parties.

At the end of the paths (which can also be comfortably traveled with an electric trolley) you reach a beautiful centuries-old olive grove (about 150 plants, very beautiful and well cared for). A citrus grove and a few rows of table grapes have also recently been planted. A vegetable garden, aided by a particularly suitable microclimate, allows the cultivation of herbs for all tastes.

NATURAL HERITAGE

Isca Island represents a microcosm of extraordinary marine and terrestrial biodiversity concentrated in less than three hectares of area. Its naturalistic importance is closely linked to its geograph-

ical position along one of the main migratory routes of the Mediterranean and to the fact that it falls within the **Marine Protected Area of Punta Campanella**.

Geomorphologically, the island presents a remarkable variety of habitats in an extremely limited space. The perimeter of the island is dominated by rocky cliffs and calcareous crags overlooking the sea, severe environments shaped by the action of wind and marine aerosol, where highly specialized plant communities adapted to conditions of high salinity and low soil availability develop. In less exposed areas, however, shrublands typical of Mediterranean scrub are established, while the central zone retains traces of agricultural use, with traditional crops contributing to the diversity of the plant landscape.

The island also plays a significant role as a stopover site for numerous species of migratory birds. Located along a migratory route connecting north-central Europe with the African continent, Isca serves as a resting and feeding point during long seasonal movements. Throughout the year, the avifauna represents one of the most dynamic elements of the local ecosystem, with the presence of both breeding species and temporary visitors related to migratory cycles among which the species of greatest interest is the Corsican Gull.

Also of particular note is the surrounding marine environment, characterized by rocky seabeds near the coast that gradually give way to deeper sandy substrates. These areas are home to extensive submerged Posidonia meadows, a key element in the coastal ecological balance. These plant formations play a key function in stabilizing the seabed and at the same time represent an important reservoir of biodiversity, providing shelter, food and breeding sites for a wide variety of marine organisms.

Natural submerged cavities are also found along the coasts and in the surrounding seabed, hosting faunal communities adapted to low-light conditions, further contributing to the ecological complexity of the island. The entire marine-coastal system is indicative of good environmental conditions and provides habitat for numerous species, including large passing pelagic vertebrates. Of particular interest on the north side of the island is the entrance to a deep cavity known as "Grotta dell'Isca" of significant size (about 28 m long and 15 m wide), which presents an environment rich in stalactites and stalagmites with an out-of-water height of 11 m, which can be visited with a diver's patent and in the presence of personnel qualified to visit the marine protected area.

Overall, Isca is configured as a precious treasure chest of Mediterranean biodiversity, in which the interaction between terrestrial and marine elements generates a mosaic of ecosystems of high naturalistic value. The protection guaranteed by the environmental constraints in force allows the preservation of these habitats and promotes sustainable forms of enjoyment, which are essential to preserve the ecological balance of this delicate island context.

ARCHAEOLOGICAL HERITAGE

The island is not only a natural environment of great biodiversity, but also a significant archaeological site, characterized by Roman architectural remains, monumental nymphaea, cisterns and terraces carved into the rock. The official recognition of its cultural value occurred in **2022**, when the *Soprintendenza* sanctioned its historical-artistic and archaeological interest, initiating a process of protection and enhancement based on collaboration between public agencies and the private owner of the property. The goal is to preserve the integrity of the site and make it accessible to the public in a sustainable way, while ensuring the preservation of the environment and historical heritage.

In addition to its archaeological importance, Isca took on symbolic and cultural significance in the 20th century due to the presence of **Eduardo De Filippo**, one of Italy's greatest playwrights. Eduardo discovered the island in **1949** and bought it soon after, turning it into a personal and creative refuge. Here he found a place of isolation and tranquility, far from public life, where he could write,

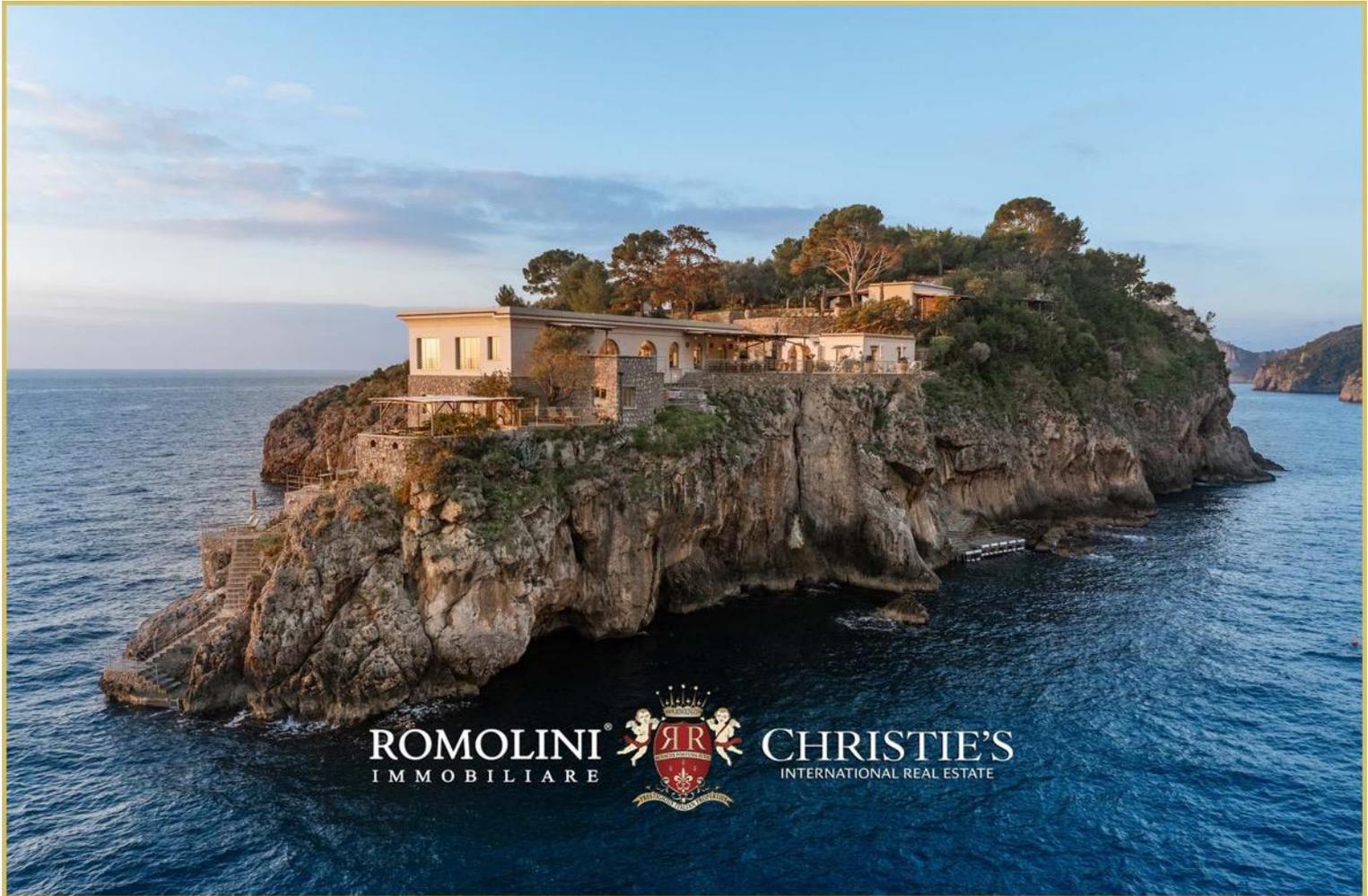
reflect and live in harmony with nature. The island also became a meeting place for artists, intellectuals and friends, including **Franco Zeffirelli**, **Raffaele La Capria** and **Nino Rota**. In this environment Eduardo worked on important plays, including *Saturday, Sunday and Monday* and *The Contract*, finding inspiration in the landscape, silence and direct relationship with the sea. Isca represented for him not only a residence, but a place of the soul, capable of protecting him and offering him the space necessary for artistic creation.

The link with the island continued even after Eduardo's death, through his son **Luca De Filippo**, who kept the family tradition alive. For Luca, Isca was a refuge away from the modern world, a place where time seemed to slow down and where it was possible to devote oneself to family, fishing and the simple life. The island represented a space of continuity between generations, an environment where values related to memory, creativity and the private dimension were preserved. Direct contact with the landscape, ancient structures and the sea strengthened the sense of belonging and family identity. This personal and deep relationship with Isca helped to preserve its authentic character and keep it far from the transformations associated with mass tourism.

From a historical and archaeological point of view, Isca bears witness to very ancient human frequentation, particularly during Roman times, when it was used as a resort and a place to worship the natural landscape. The nymphaea, caves and water structures indicate a use related to pleasure, rest and contemplation, typical of Roman aristocratic residences. These elements show how the island was integrated into the network of maritime villas in the Gulf of Naples, where nature was enhanced and transformed into a space of beauty and prestige. Recent archaeological investigations have made it possible to recover and document many of these structures, returning to the community a heritage that had long been hidden by vegetation and decay.

Finally, the recent history of the island is linked to its acquisition by the current owners and the initiation of a process of restoration and enhancement. This path has involved extensive studies, restoration work, and official recognition of its historical and cultural value. The island is now considered a heritage to be protected and passed on, not only for its archaeological significance, but also for its symbolic and cultural value. Isca represents an example of balance between nature, history and memory, a place where past and present coexist and that continues to offer a unique experience of contemplation, creativity and connection with the Mediterranean landscape.

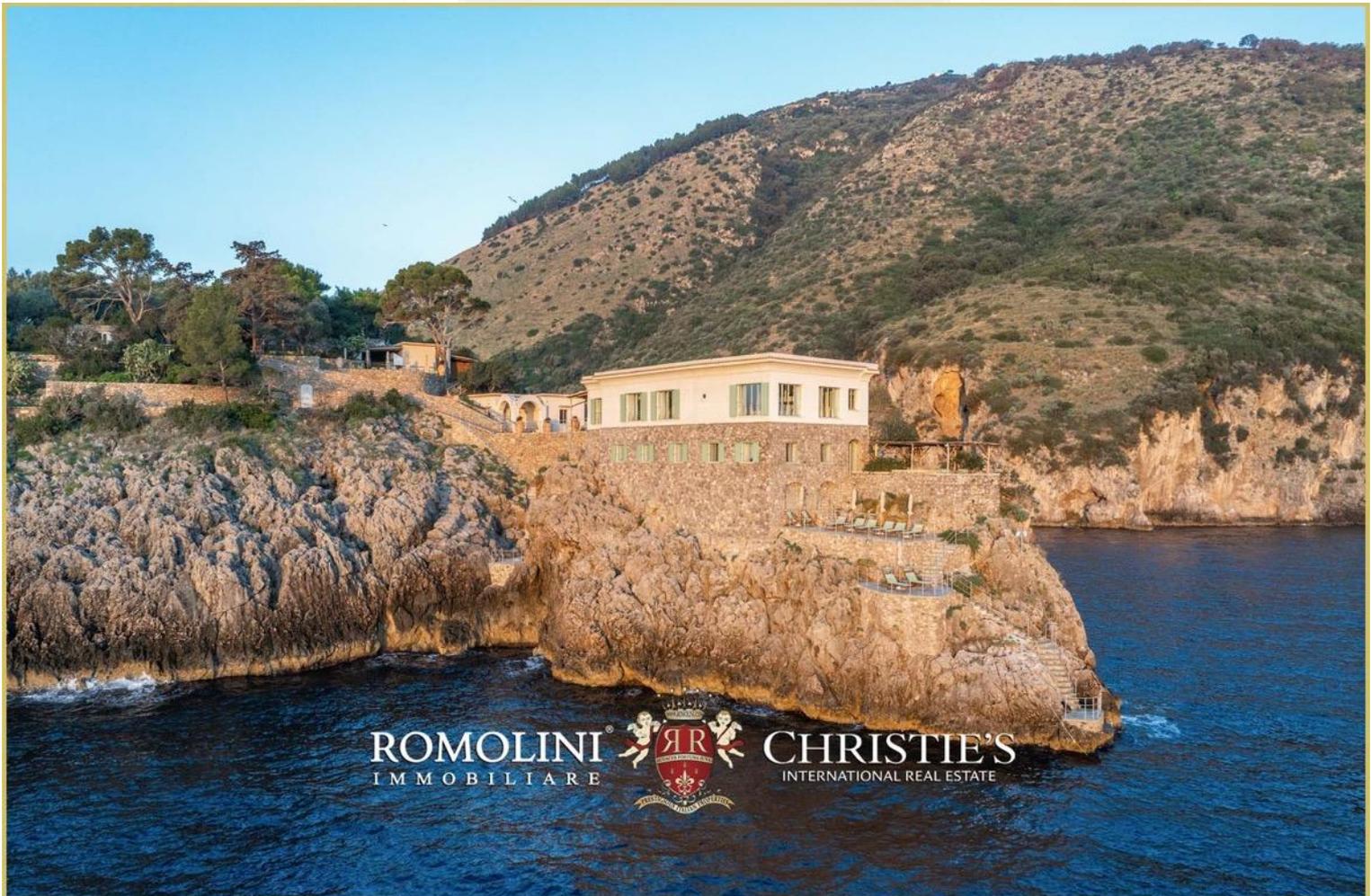




ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



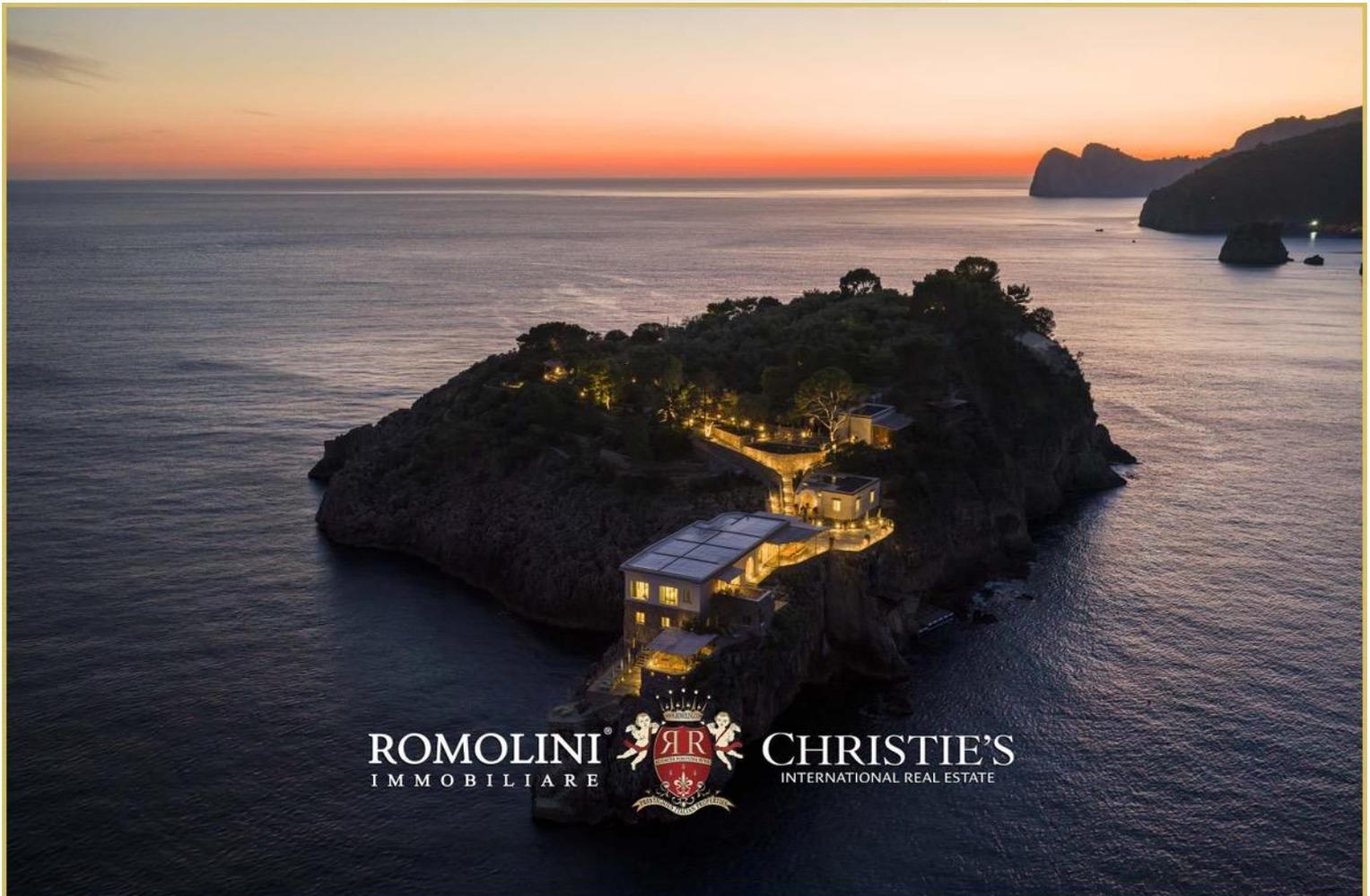
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



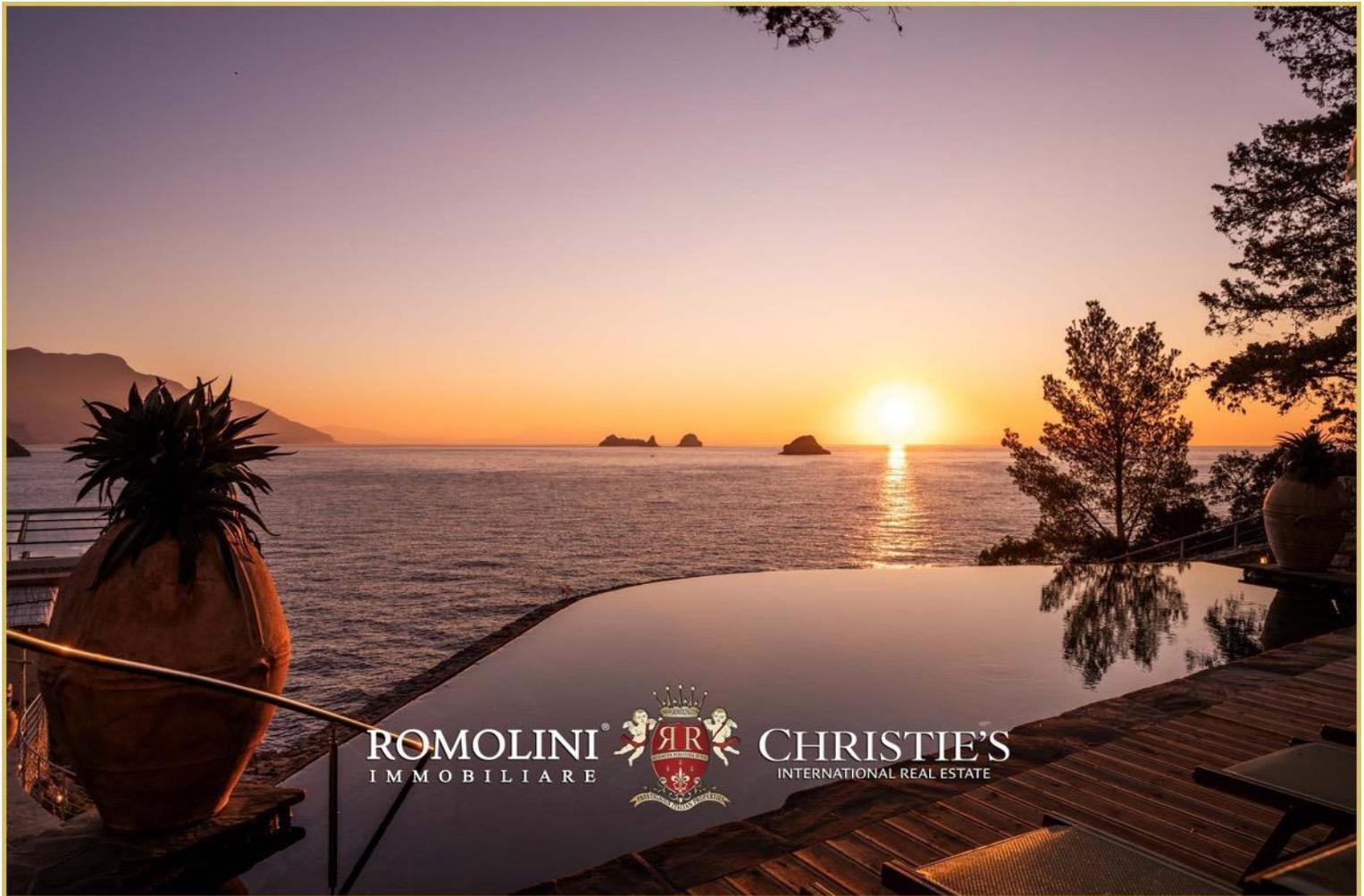
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



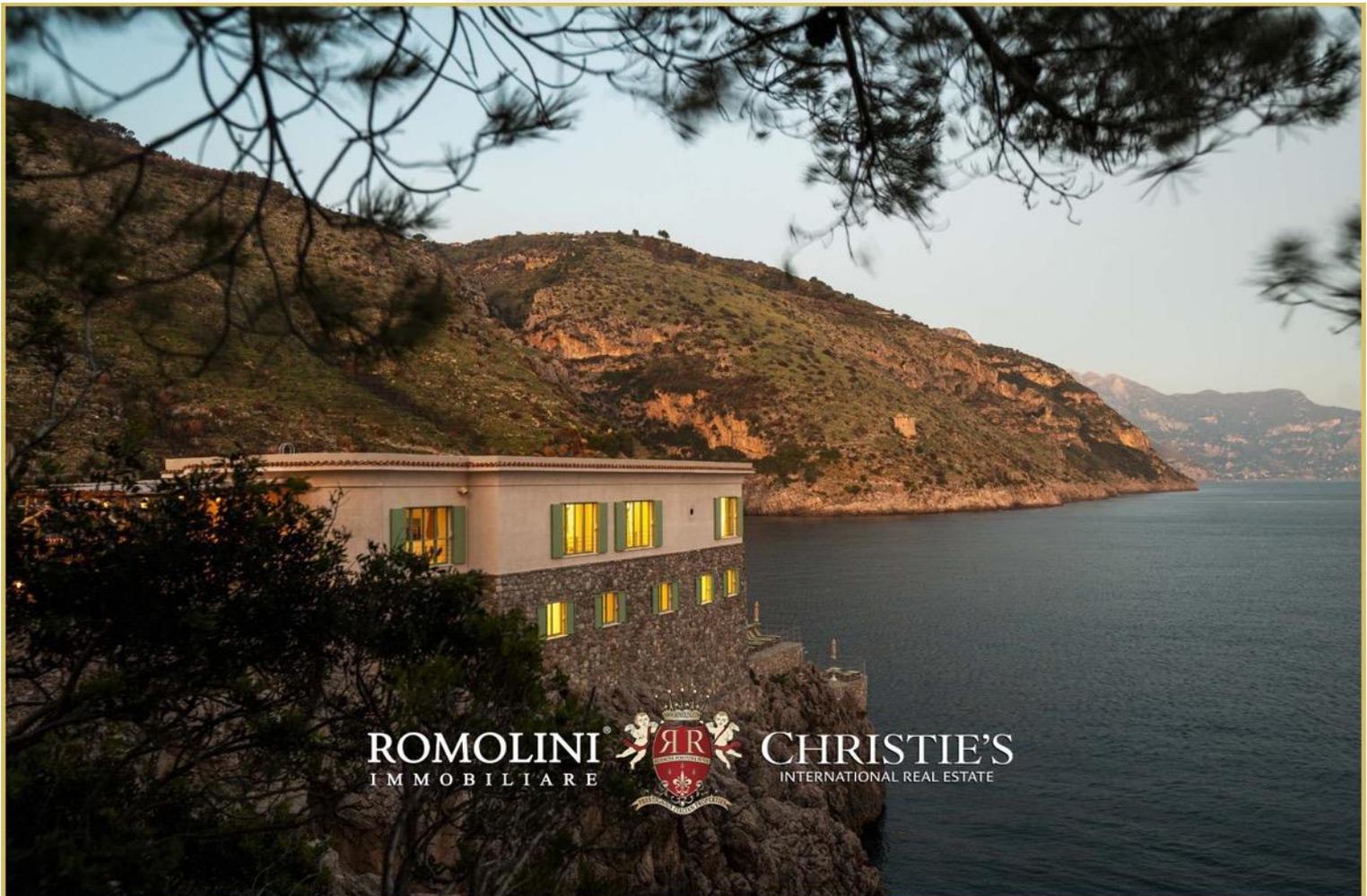
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



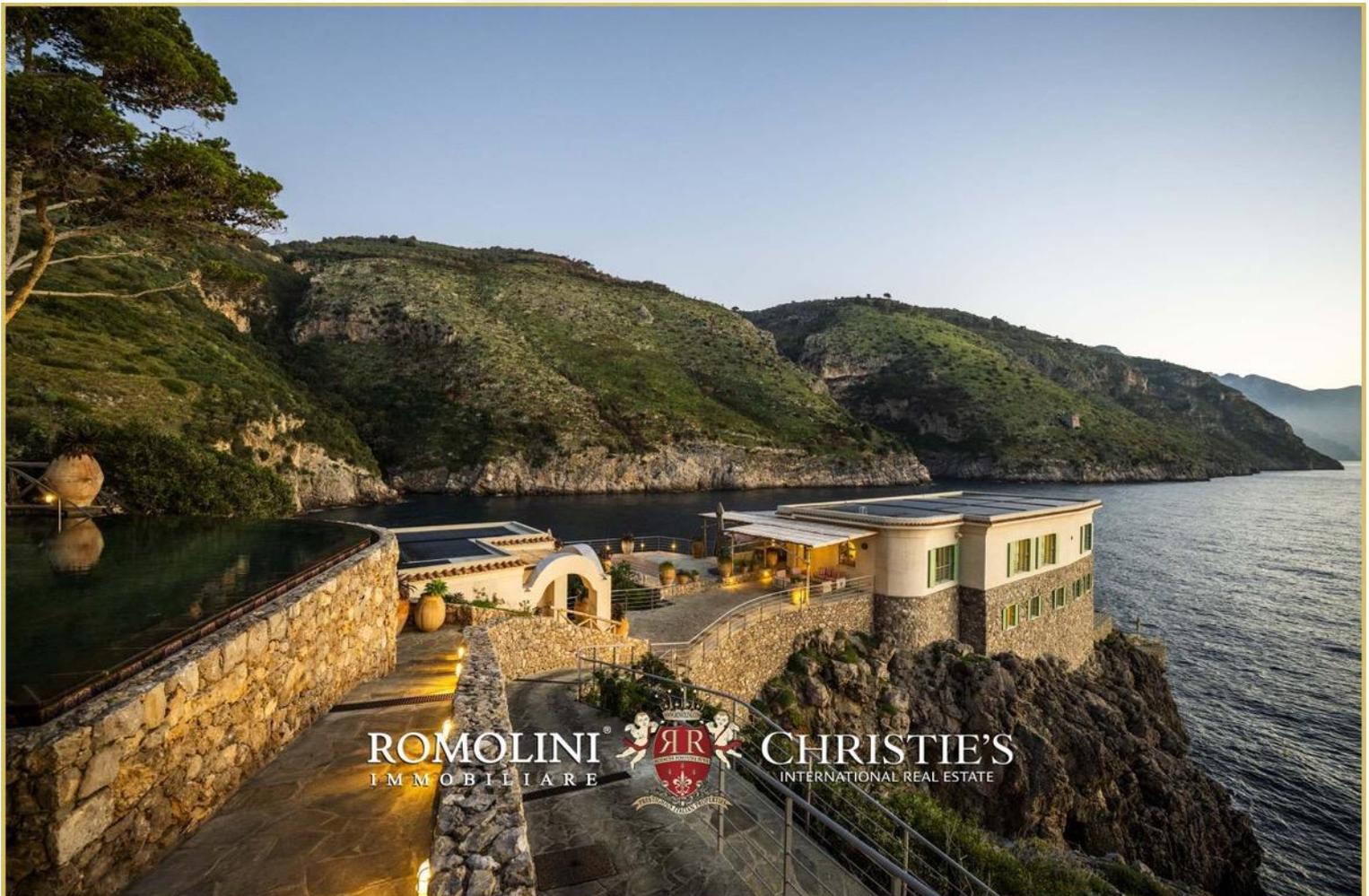
ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



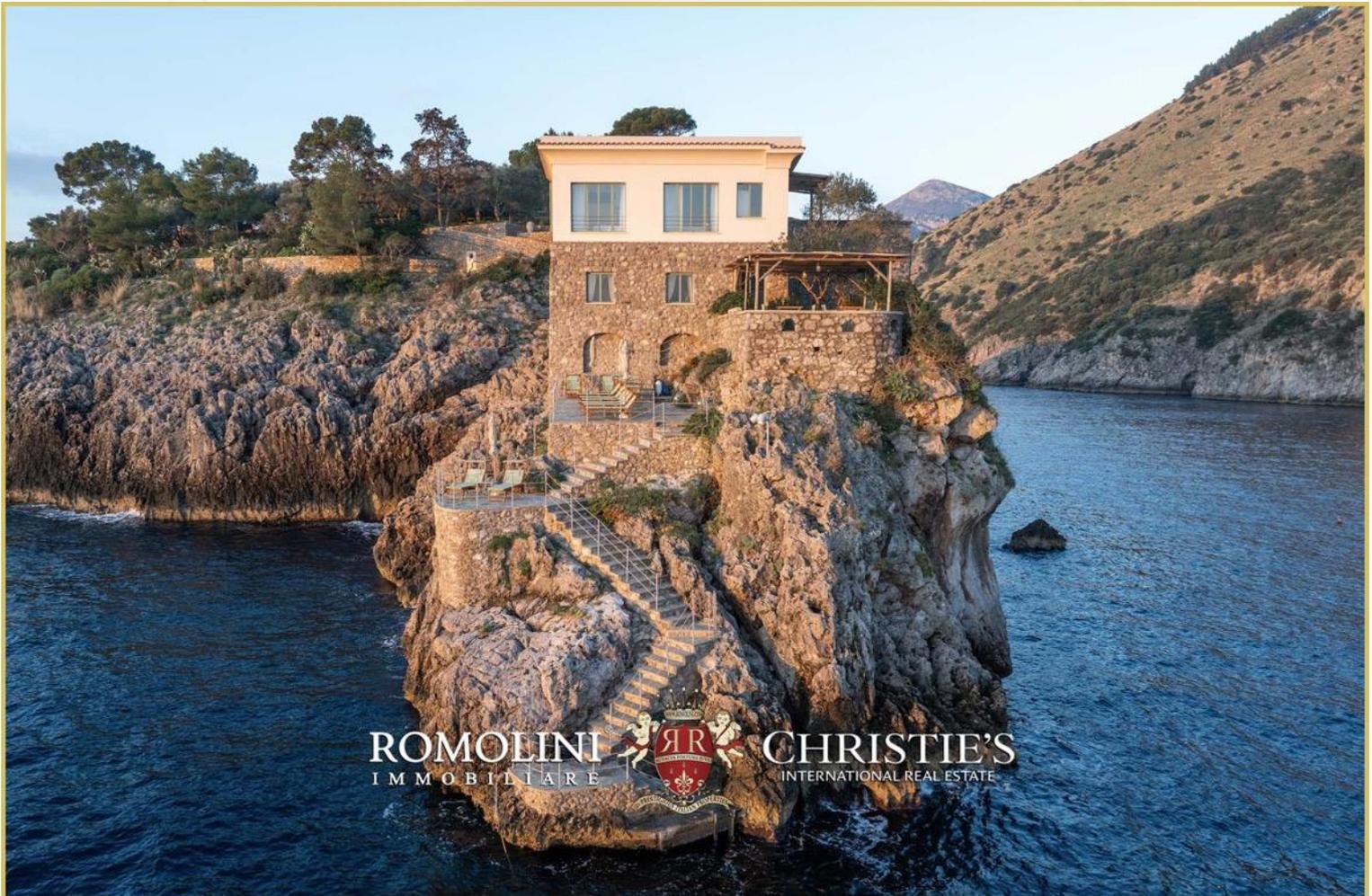
CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE

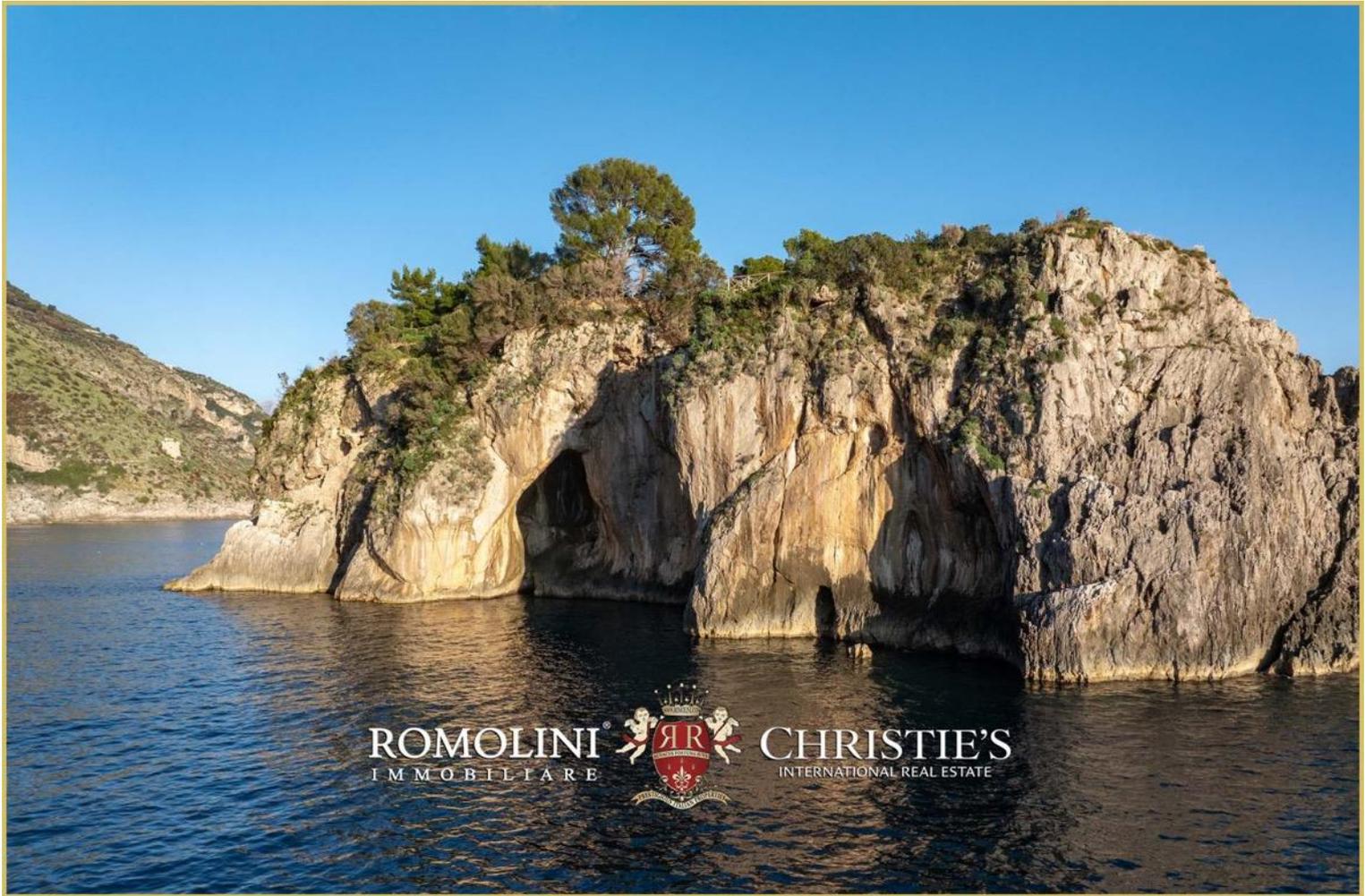


ROMOLINI[®]
IMMOBILIARE



CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



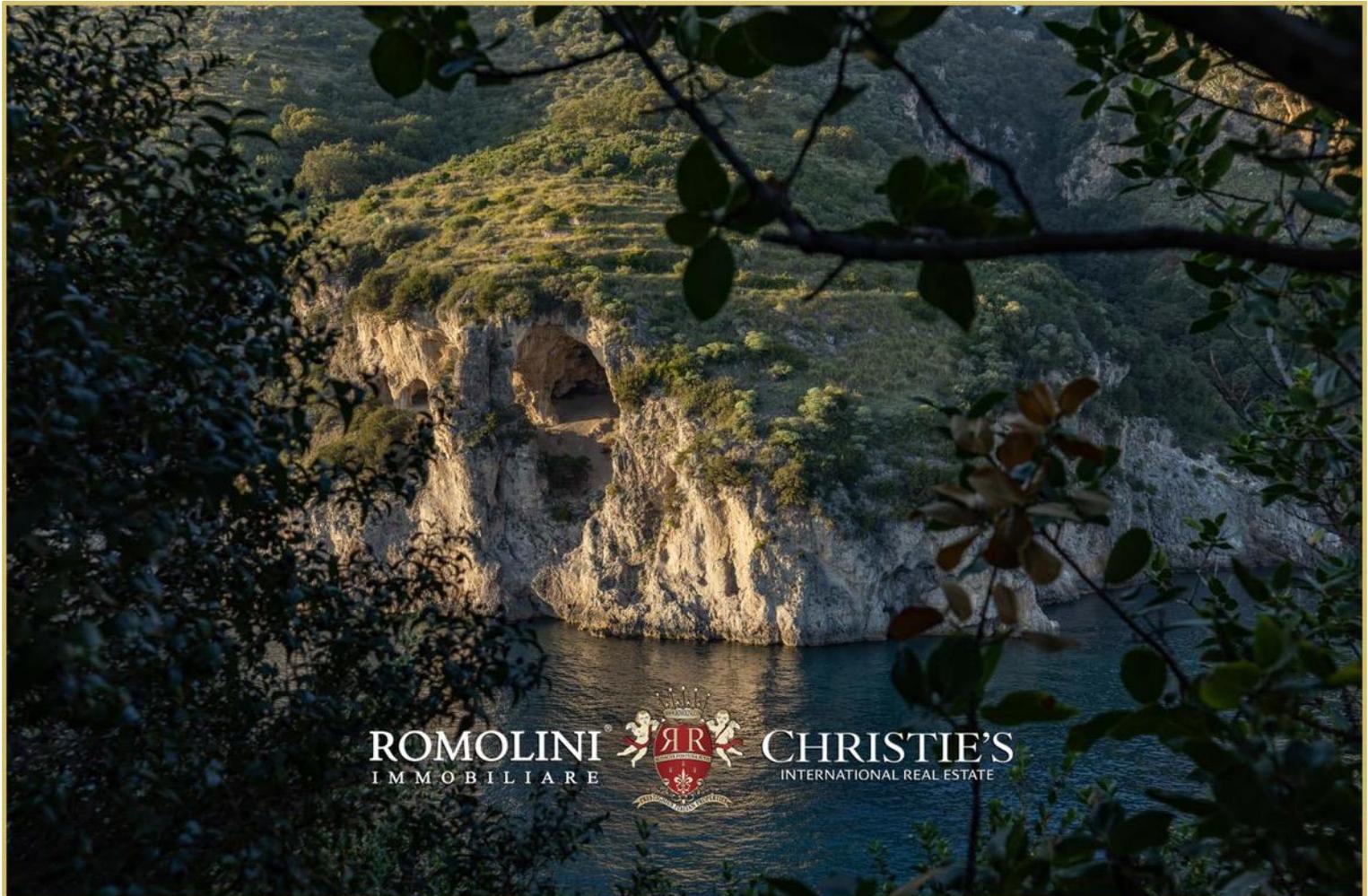




ROMOLINI[®]
IMMOBILIARE



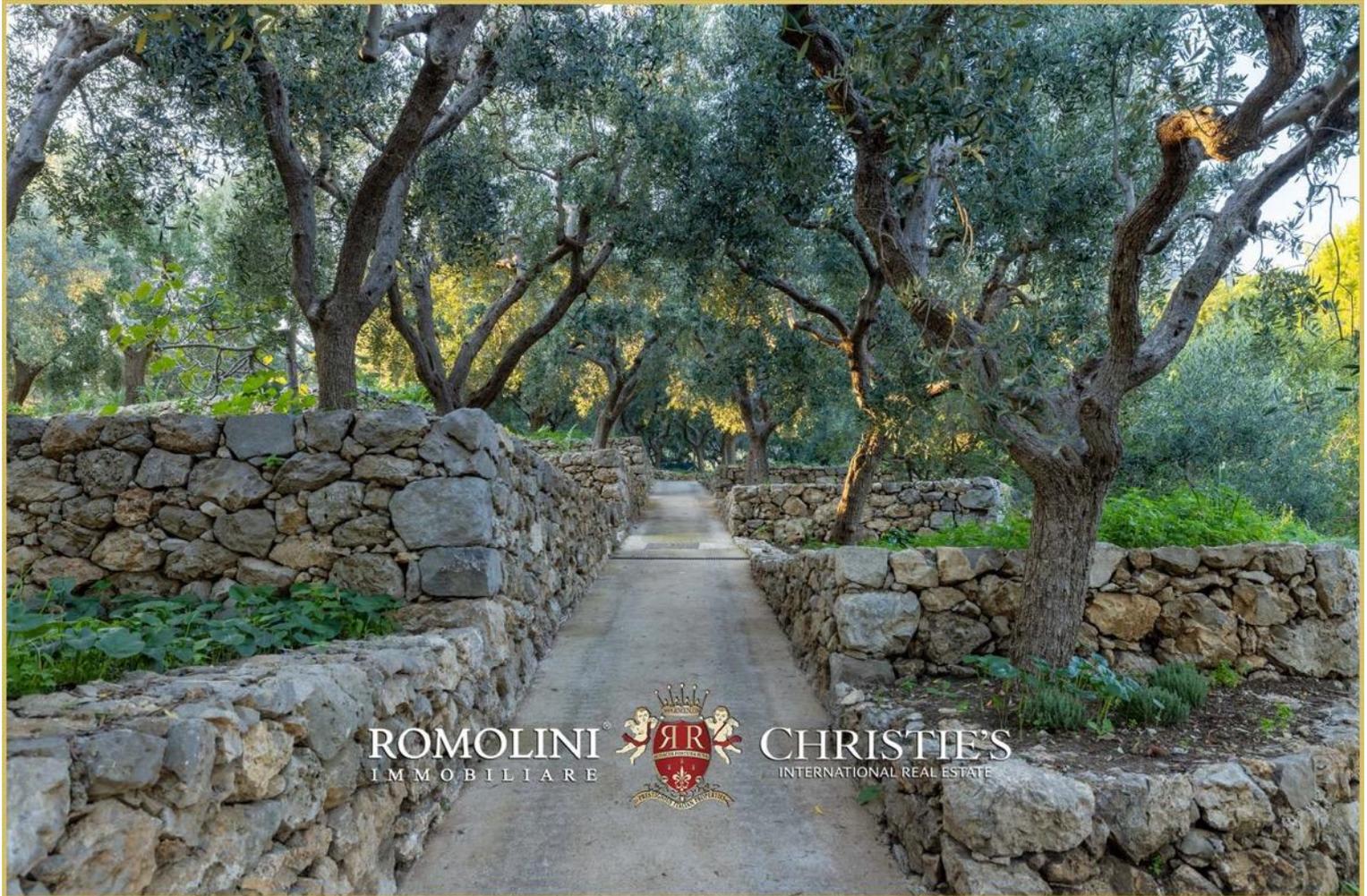
CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



ROMOLINI[®]
IMMOBILIARE



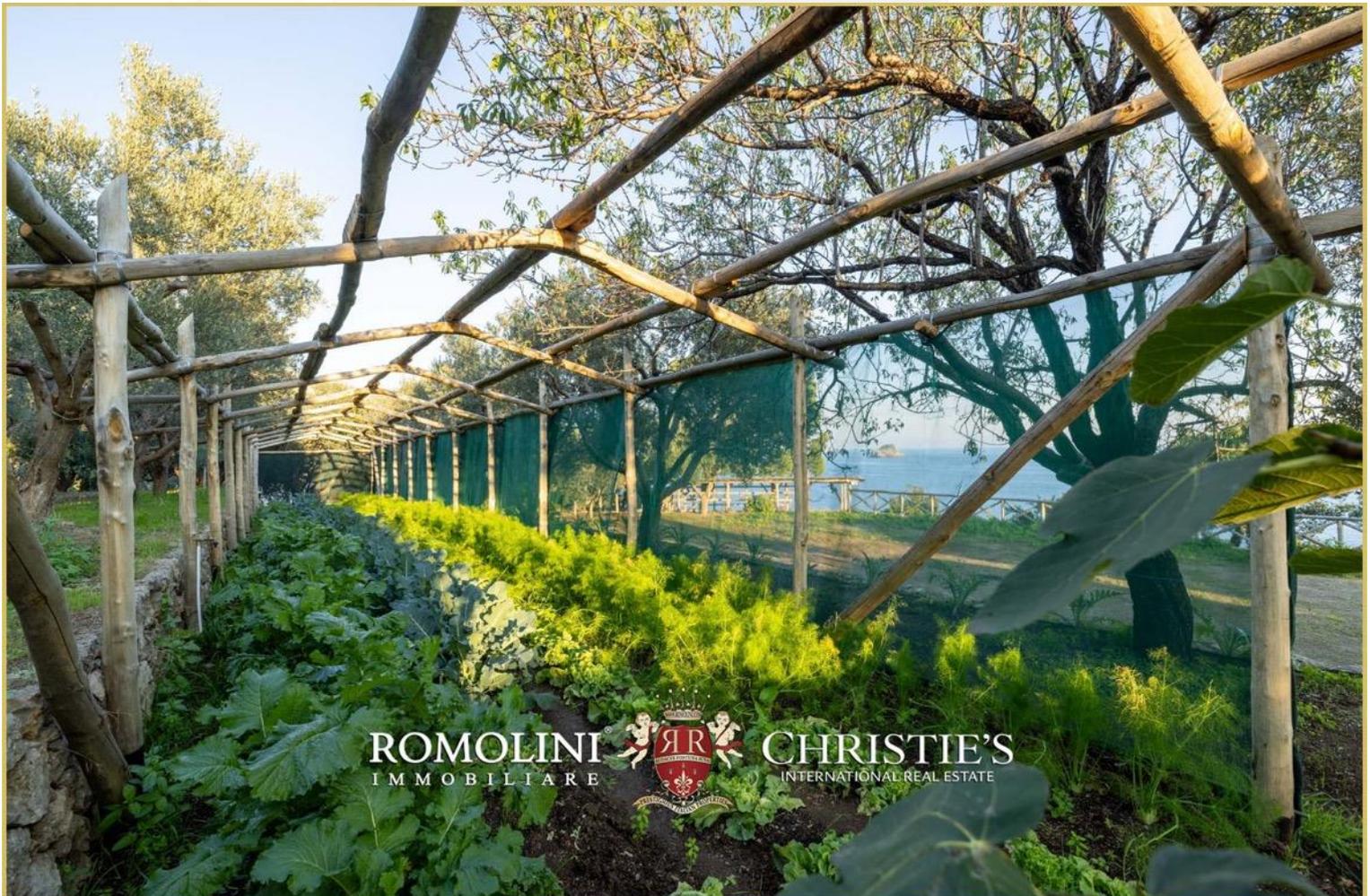
CHRISTIE'S[®]
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE















ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





















ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE

RR
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

RR
CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com