

APARTMENT WITH GARDEN AND SEA VIEW TERRACE FOR SALE IN THE AMALFI COAST

Praiano – Salerno – Campania



Interiors
113 m²

Bedrooms
2

Bathrooms
2

Garden
145 m²

Terrace
55 m²

In the heart of Praiano, in a very panoramic position with sea view, renovated apartment with terrace and garden for sale. The dwelling (108 m² – 1,162 ft²) is spread over a single level and is accessed via a private staircase that runs along the garden. A pergola provides access to the large living room with dining area, connected to the kitchen. On the sea-facing side is the beautiful panoramic terrace (55 m²) with a portico. The sleeping area consists of two bedrooms with en-suite bathrooms, one of which has a private walk-in closet.

SUMMARY OF THE PROPERTY

REFERENCE #: 2965 – APPARTAMENTO PRAIANO

TYPE: apartment

CONDITIONS: restored

LOCATION: historical center, sea view

ACCESS: on foot

INTERIORS: 113 square meters (1,216 square feet)

TOTAL ROOMS: 5

BEDROOMS: 2

BATHROOMS: 2

ANNEXES: storage

MAIN FEATURES: decorated ceramic flooring, vaulted ceilings, wooden beams, sea view terrace, private garden, pergolas, porch

TERRACE

GARDEN: 145 square meters (1,560 square feet)

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE: **B** (EP_{gl, nren} = 143.46 kWh/m²year)

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Amalfi (9km; 20'), Positano (9km; 20'), Maiori (15km; 30'), Ravello (16km; 30'), Capri (via traghetto, 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')

APPARTAMENTO PRAIANO

In the heart of **Praiano**, in a very panoramic position with sea view, renovated **apartment** with **terrace** and **garden** for sale. The dwelling (108 m² – 1,162 ft²) is spread over a single level and is accessed via a private staircase that runs along the garden. A pergola provides access to the large living room with dining area, connected to the kitchen. On the sea-facing side is the beautiful **panoramic terrace** (55 m²) with a portico. The sleeping area consists of two bedrooms with en-suite bathrooms, one of which has a private walk-in closet.

Along the staircase descending from the entrance gate is a convenient **storage room** (5 m² – 54 ft²) to keep tools and accessories for the green. The **garden** (145 m²) is organized on three terraces descending from the street above the house and is equipped with a shaded pergola right at the kitchen exit, ideal as an outdoor dining area.

The house is located in a very convenient position within the town and all the services for daily needs are easily reachable on foot. Praiano has shops, restaurants, bars, and schools of all levels, allowing the apartment to be lived in year-round as a home and not just as a summer holiday place.





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