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Ref. 3102 – **VILLA DEI FARAGLIONI**

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LUXURY VILLA WITH VIEWS OF THE FARAGLIONI FOR SALE IN CAPRI

Capri – Naples – Campania



Interiors
404 m²

Bedrooms
5

Bathrooms
5

Total land
970 m²

In one of the most evocative and private corners of Capri, just a short walk from Punta Tragara, this charming villa enjoys an exceptional position overlooking the sea and the iconic Faraglioni. Set within a lush private garden of approximately 970 m², the property offers around 404 m² of commercial surface and is arranged over three levels, with five bedrooms, five bathrooms, generous living spaces and extensive terraces facing south towards the sea.



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SUMMARY OF THE PROPERTY

REFERENCE #: 3102 – VILLA DEI FARAGLIONI

TYPE: villa

CONDITIONS: habitable

LOCATION: panoramic, sea view

ACCESS: on foot

INTERIORS: 404 square meters (4,347 square feet)

TOTAL ROOMS: 9

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: view of Capri's Faraglioni, terracotta flooring, vaulted ceilings, arches, paved terraces, terraced terraces

EXTERIOR: 970 square meters (10,437 square feet)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: portable tanks

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Faraglioni (1 km; 5'), Piazzetta di Capri (1,2 km; 15'), Marina Piccola (2 km; 25'), Marina Grande (2 km; 30'), Anacapri (4 km; 20'), Sorrento (20 km; 30' by ferry), Positano (25 km; 40' by ferry), Amalfi (35 km; 50' by ferry), Naples (40 km; 50' by ferry), Salerno (50 km; 1h 15' by ferry), Pompeii (55 km; 1h 30'), Herculaneum (50 km; 1h 20'), Caserta (85 km; 1h 45'), Benevento (130 km; 2h 15'), Paestum (110 km; 2h), Rome (250 km; 2h 25' by ferry), Gaeta (145 km; 2h 30'), Bari (280 km; 4h)

CLOSEST AIRPORTS

Napoli Capodichino (45 km; 1h 45'), Salerno Costa d'Amalfi (70 km; 2h 15'), Rome Ciampino (265 km; 3h), Rome Fiumicino (290 km; 3h), Bari K. Wojtyła (290 km; 4h), Firenze A. Vespucci (500 km; 4h 30'), Pisa G. Galilei (550 km; 5h)

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Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – **Mail:** info@romolini.com



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VILLA DEI FARAGLIONI

In one of the most evocative and private corners of **Capri**, just a short walk from **Punta Tragara**, this charming **villa** enjoys an exceptional position overlooking the sea and the iconic **Faraglioni**. Set within a lush private garden of approximately 970 m², the property offers around 404 m² of commercial surface and is arranged over three levels, with five bedrooms, five bathrooms, generous living spaces and extensive terraces facing south towards the sea.

Via Pizzolungo is a quiet pedestrian road serving a relatively sparsely built-up part of the island, characterized by Mediterranean vegetation, greenery and a small number of prestigious villas. The coastline in this area falls dramatically towards the deep blue sea, creating the spectacular scenery for which Capri is famous.

The renowned Punta Tragara viewpoint is just a few minutes from the property, while the centre of Capri and its celebrated Piazzetta can be reached on foot in approximately 30 minutes.

Access is through a private gate along Via Pizzolungo, followed by a gently ascending path bordered by low stone walls and immersed in greenery. The path leads to the main terrace and entrance of the villa, immediately opening onto one of the property's defining features: the extraordinary view of the sea and the Faraglioni.

DESCRIPTION OF THE BUILDING

The villa was built against the hillside and is oriented entirely towards the south, allowing virtually all of its windows and principal outdoor spaces to enjoy the panoramic views.

The main floor opens directly into a bright living room and dining area, with the kitchen positioned alongside them and opening onto the principal terrace. The interiors retain the characteristic atmosphere of a Capri residence, with decorated tiled floors, terracotta elements and simple Mediterranean finishes.

Also on this level are two bedrooms, each with its own bathroom. A third bedroom, currently used as a storage room, has independent access from the main terrace and is accompanied by a bathroom.

A staircase rises from the living room to the upper floor, where a large bedroom with private bathroom opens onto another spacious terrace. This level also includes several service and storage areas, together with a laundry room and an outdoor shower.

The fifth bedroom is located on the level below the main floor and has independent external access, together with its own bathroom.

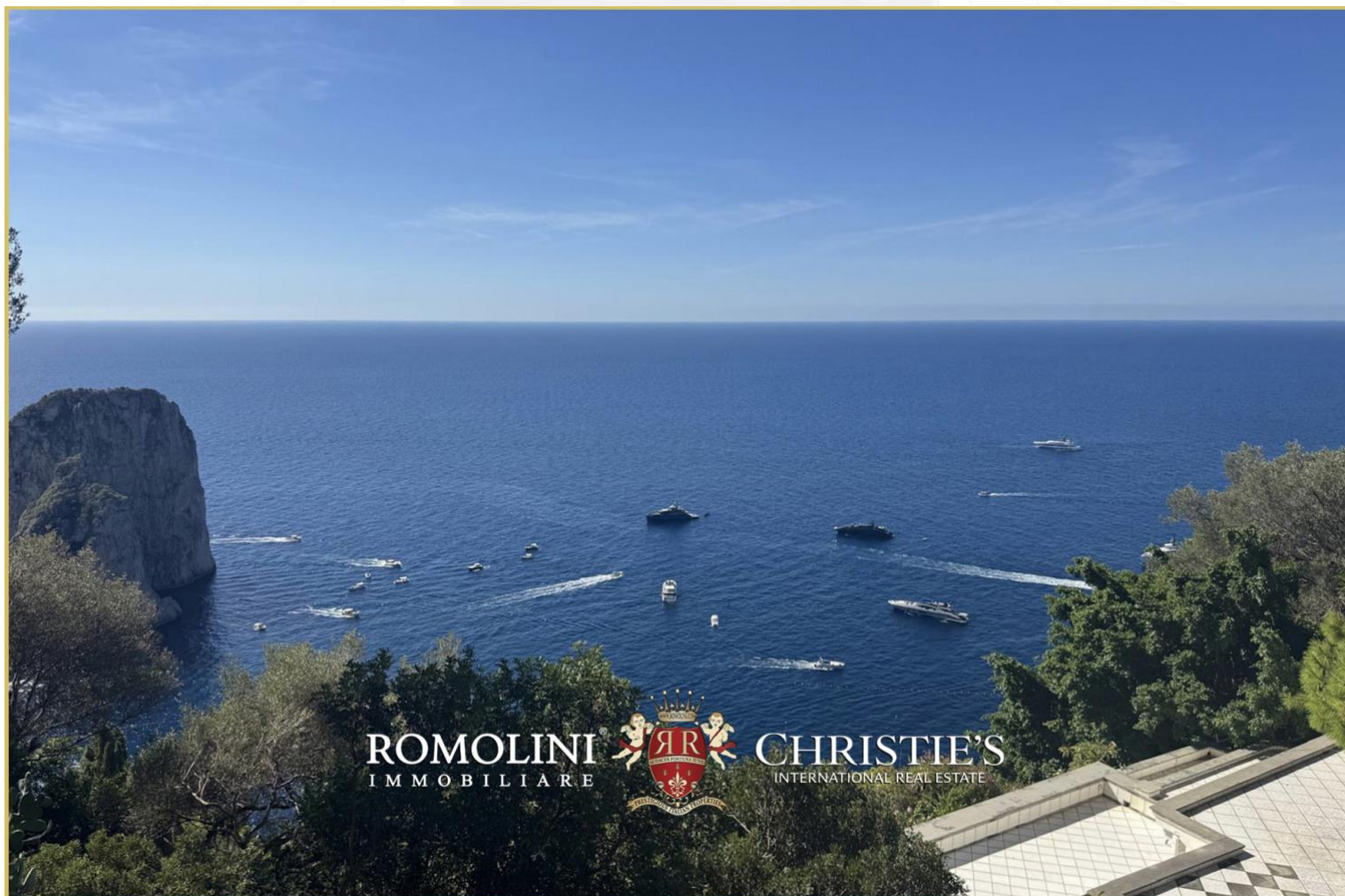
The arrangement over three levels gives the property considerable flexibility and allows the sleeping accommodation to be separated naturally from the main living spaces.

EXTERIOR

The outdoor areas are an integral part of the property and represent one of its greatest attractions. The villa is surrounded by approximately **630 m² of garden**, planted with abundant Mediterranean vegetation, together with extensive terraces and loggias. The main terrace measures approximately 75 m², while the upper terrace extends for approximately 204 m², creating exceptional outdoor spaces for dining, relaxing and enjoying the Capri landscape.

From virtually every area of the property, the view extends towards the sea and the Faraglioni. The south-facing orientation ensures excellent natural light and makes the terraces particularly attractive during the long summer season.

An additional covered area with a traditional reed canopy is located on the eastern side of the property.



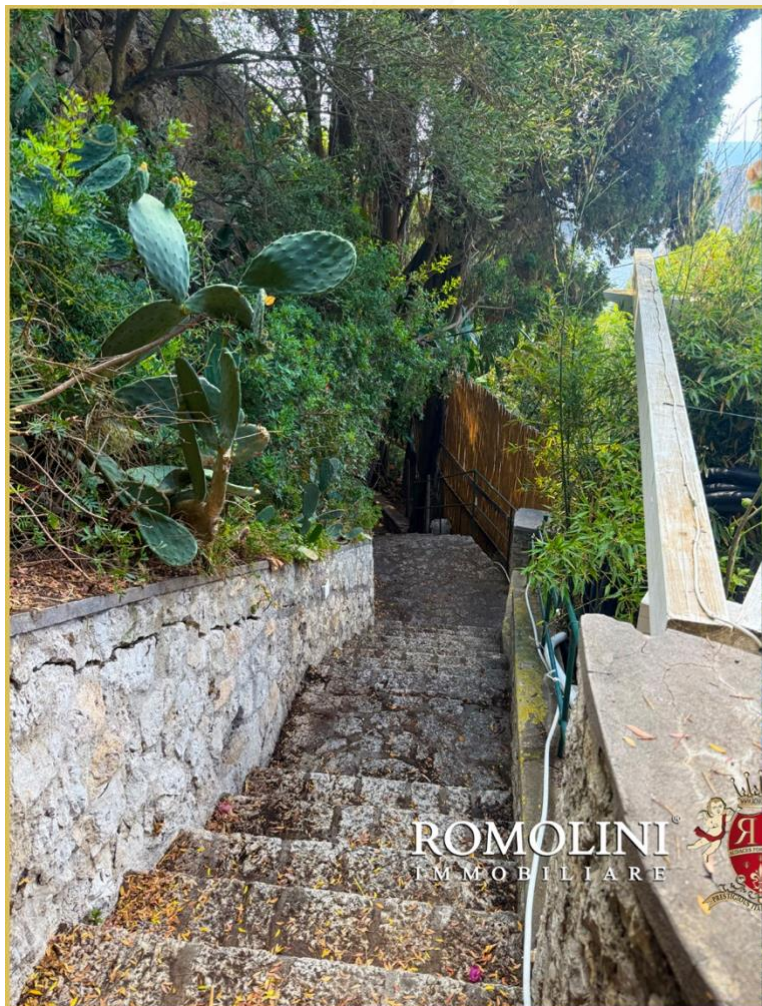






















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com