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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 526 – **VILLA POSITANO**

LUXURY SEA VIEW VILLA WITH POOL FOR SALE IN POSITANO, AMALFI COAST

Positano – Salerno – Campania

www.romolini.co.uk/en/526



Interiors
780 sqm

Bedrooms
8

Bathrooms
11

Gardens & terraces
700 sqm

Swimming pool
10 x 7 m

This stunning villa is nestled on the cliff in the upper part of Positano, the magic 18th-century neighborhood of Li Parlati, reached via a charming 118-step staircase. With over 700 sqm and 8 bedrooms, the villa is a perfect private house or a unique investment opportunity for an accommodation business. The view opens onto a series of terraces degrading towards the sea, giving birth to unique shades of colors, green at first, then blue and grey towards the horizon with the Faraglioni of Capri.



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SUMMARY OF THE PROPERTY

REFERENCE #: 526 – VILLA POSITANO

TYPE: luxury sea view villa

CONDITIONS: restored, luxury finishes

LOCATION: sea view, very panoramic

ACCESS: excellent (with two car spots) + on foot (118 steps)

MUNICIPALITY: Positano

PROVINCE: Salerno

REGION: Campania

INTERIORS: 780 square meters (8,393 square feet)

TOTAL ROOMS: 13

BEDROOMS: 8

BATHROOMS: 11

MAIN FEATURES: swimming pool, outdoor Jacuzzi, steamroom, air conditioning, satellite TV, ADSL internet wireless connection, stereo, video surveillance, fireplace, BBQ, beautiful panoramic terrace facing the sea, sauna, barbecue

EXTERIORS: 700 square meters (7,532 square feet)

ANNEXES: guesthouses

SWIMMING POOL: 10 x 7 m

ELECTRICITY: already connected (20 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Historic center of Positao (5' on foot), Praiano (6km; 15'), Conca dei Marini (11km; 25'), Amalfi (15km; 35'), Sorrento (16km; 30'), Maiori (21km; 50'), Ravello (22km; 50'), Pompei (35km; 55'), Salerno (65km; 1h 15'), Caserta (84km; 1h 35'), Paestum (110km; 2h)

CLOSEST AIRPORTS

Napoli Capodichino (61km; 1h 10'), Salerno Costa d'Amalfi (83km; 1h 30'), Roma Ciampino (264km; 3h 10'), Roma Fiumicino (289km; 3h 20')

VILLA POSITANO

This wonderful **villa** has been built on the rocky ridge above the sea in a residential area in the upper part of **Positano**, reached on foot through a characteristic road with 118 steps. The view opens onto a series of terraces degrading towards the sea, giving birth to unique shades of colors, green at first, then blue and grey towards the horizon with the *Faraglioni* of **Capri**.

The property is just 15' from the **Piazzetta dei Mulini**, in the heart of Positano, where one can even park a car. What's more, the property owns two private car spots, very convenient and a rarity in the Amalfi Coast.

From the main door, descending a few steps, one reached the ample terrace/hanging garden with a beautiful pergola leading to the relax area with whirlwind tub and a small outdoor gym. From the same terrace one can also enter the ground floor of the property, with a spacious kitchen, dining area and a stunning living room with an 18th-century fireplace opening onto the panoramic terrace. The floor is completed by a bedroom with private bathroom.

Through a staircase down from the side terrace next to the living room one can reach an intermediate terrace leading to a guesthouse made up of entrance room, living area, bedroom and private bathroom. Inside the rocky cliff, reached via an internal staircase from the kitchen or an external staircase from the terrace above, are two storage rooms.

Going further down one reaches the 2nd basement with two bedrooms with private bathroom on one side (reached from the 1st basement), and a bedroom with private bathroom and veranda on the other side (reached from the ground floor instead).

On the main part of the 3rd basement, split into two non-communicating sections as well, is another guesthouse made up of entrance room, central living room and two bedrooms with private bathroom. The other part of the level is made up of a terrace with several storage rooms.

On the lowest floor (4th basement) is the beautiful pool area with dressing room, whirlwind tub, summer kitchen and BBQ corner. At the opposite side of this huge terrace is the last bedroom, very spacious and welcoming, with private bathroom and a small exclusive terrace.

Each of the eight bedrooms are fitted with private bathroom and modern amenities such as air conditioning, VRD/DVD reader, satellite TV, minibar, private phone line an internet connection (WiFi and/or Ethernet).



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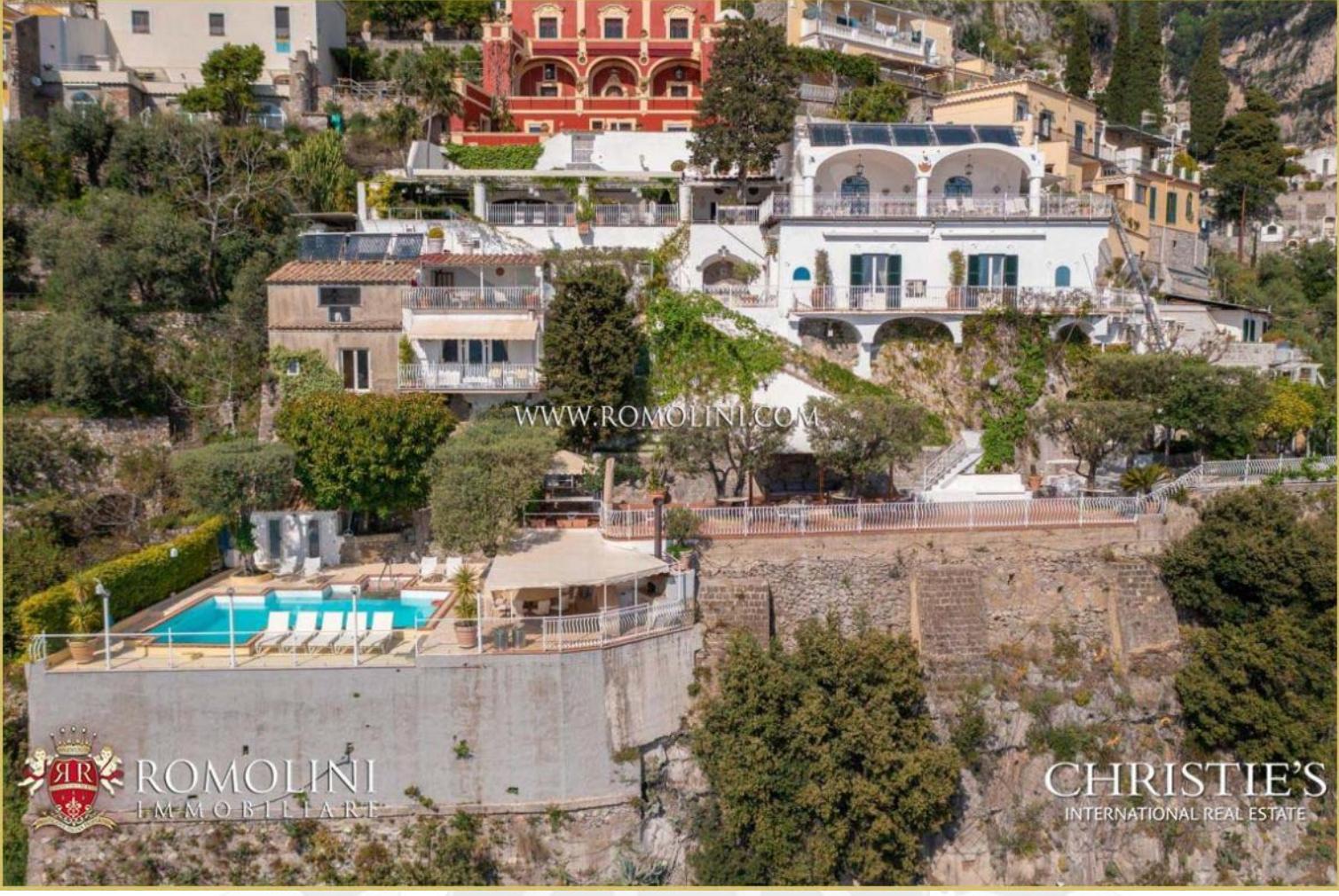
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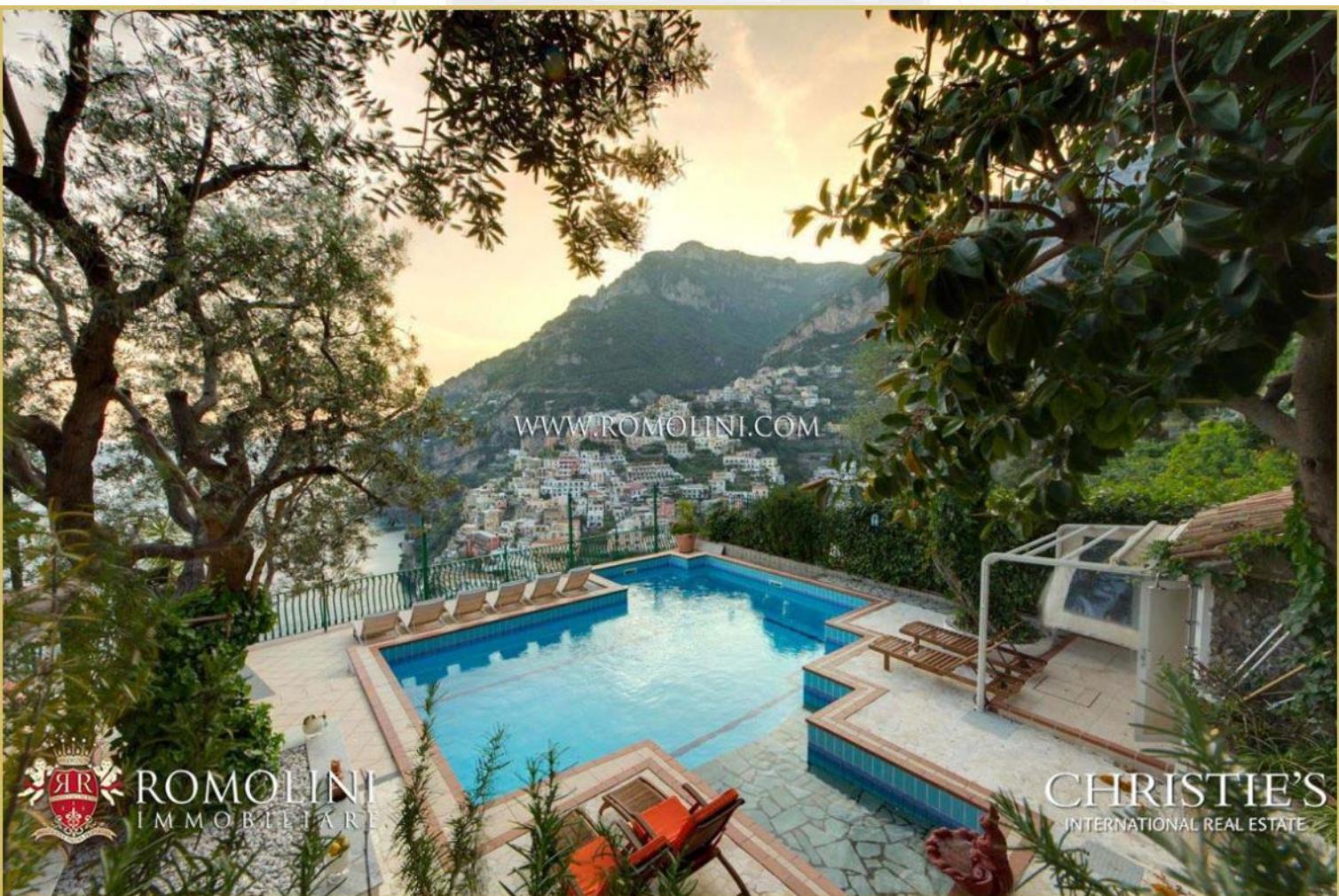




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