



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Boscoreale (NA) Via Settetermini 10

Investment opportunities - Villa Antica, Naples

An extraordinary investment opportunity in a unique property, a two-storey antique villa that has been completely restored without any changes to the original structure. This property combines old-world charm with modern amenities, offering an ideal setting for a variety of uses, including residential and hotel.

Here are some of the outstanding features of this property:

1. Restored historic structure: This villa, dating back to the 1600s and transformed into a Vesuvian villa in 1850, has undergone a complete restoration that has preserved its original structure. The finishes and decorations typical of the villas of the Golden Mile have been kept intact, as have the vaulted roofs typical of the Vesuvian area. The entire structure is equipped with modern and highly efficient air conditioning systems.
 2. Spacious Space: The property offers a total area of approximately 800 square metres on two levels, with very spacious rooms that can accommodate bedrooms, suites, and more. The exclusive and fully fenced park covers an area of approximately 2,500 square metres, offering ample space for relaxation and outdoor activities. The garden is composed of citrus trees and roses (approximately 1,500 rose plants of 200 different varieties) and is adorned, as are the terraces, by antique terracotta doliums; 3. Panoramic terraces: The villa has two spectacular terraces. A 100 sqm terrace on the first floor with terracotta flooring and a 300 sqm terrace on the second level with a tower typical of Vesuvian villas. From the tower, one can enjoy a breathtaking view of Vesuvius to the north and the sea to the south.
 4. Possibility of Use: Currently, the ground floor is used as a hotel with four suites of approximately 40 square metres each, a hall frescoed with paintings from the 19th century, two other spaces of similar size and an aristocratic chapel with an 18th-century altar. The first floor, currently used as a private residence, can easily be converted into additional accommodation or bedrooms (5 rooms).
 5. There is a cellar of approximately 100 square metres, complete with ventilation and air conditioning systems and toilets, which is suitable for events.
 6. There is an outdoor kitchen in the garden, measuring approximately 50 square metres, complete with installations, flooring, toilets and showers for staff, which can be used as a catering kitchen.
 7. Unique Features: The villa features an aristocratic chapel, an antique terracotta dolium in the garden, antique terracotta and majolica tiled floors, and custom-made handcrafted style furniture. The interiors of the rooms are combined with ultra-modern amenities, including hydro-massage baths and showers as well as an imperial-style all-wood bath by 3ESSE
 8. Strategic Location: The property is located near the Circumvesuviana Line stop, which easily connects to major tourist sites, including Pompeii, Naples and Sorrento.
 9. There is a project, already approved by the municipality, for an ultra-modern and transparent structure of approximately 100 square metres at the edge of the garden, covered and enclosed (winter garden), which connects the outdoor kitchen of point 4 with the toilets of point 5 and creates an elegant setting for indoor events.
 10. There is a large uncovered and enclosed indoor car park for approximately 20 cars and an outdoor communal car park for hundreds.
 11. During the restoration work, two underground rooms of about 30 sqm with vaulted roofs and still plastered were discovered, which could be used as a SPA (in this regard we have already carried out the plumbing but have not completed the SPA).
- This property represents a unique opportunity for those who wish to own a part of Italian history in a strategic location with great potential for use.



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INFORMATION

Ref.	Napoli 029
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	4
Bathrooms	11
Balconies + Terraces	2
Floor	
Car Space	20
Box	

SQUARE METERS

Commercial	800
Garden	2500
Cellar	
Balconies + Terraces	400
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Garden	Private	Heating	Independent

ACCESSORIES

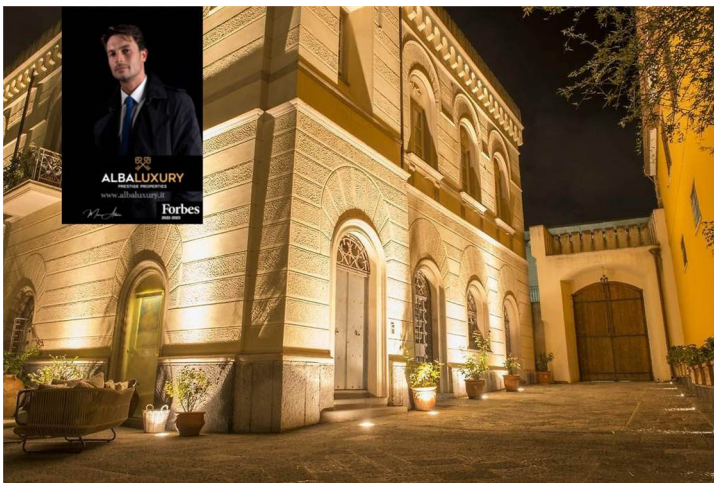
Air conditioning

Data network

Storage room

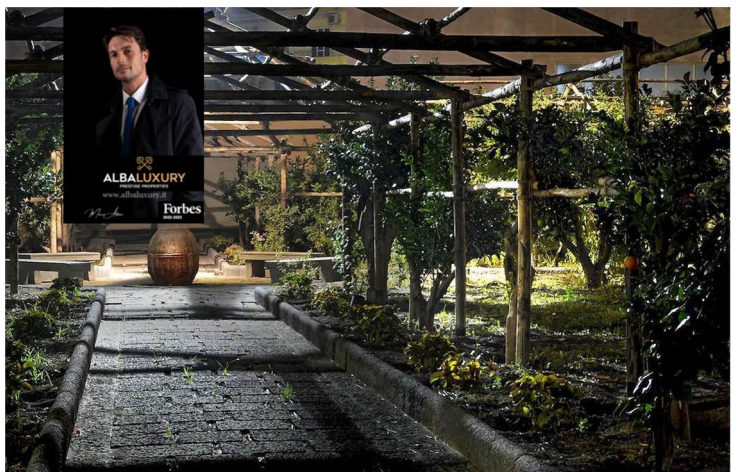
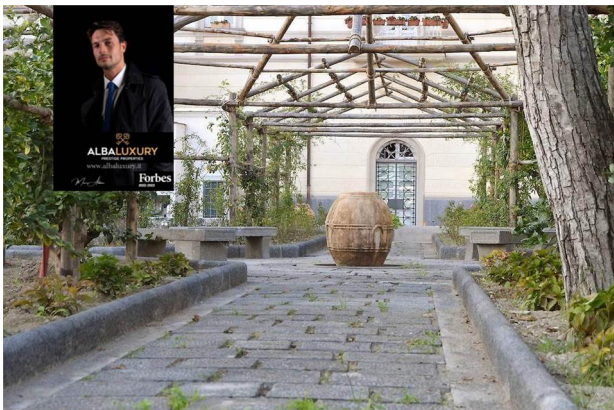
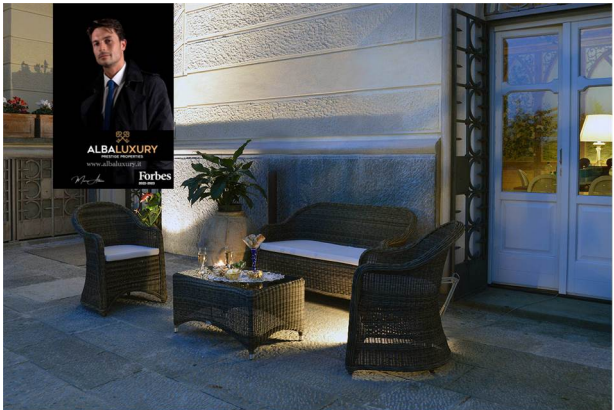
Jacuzzi tub

IMAGES



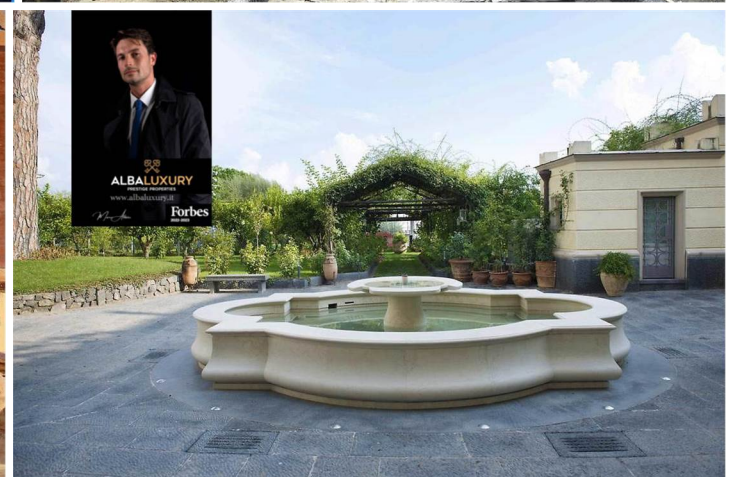
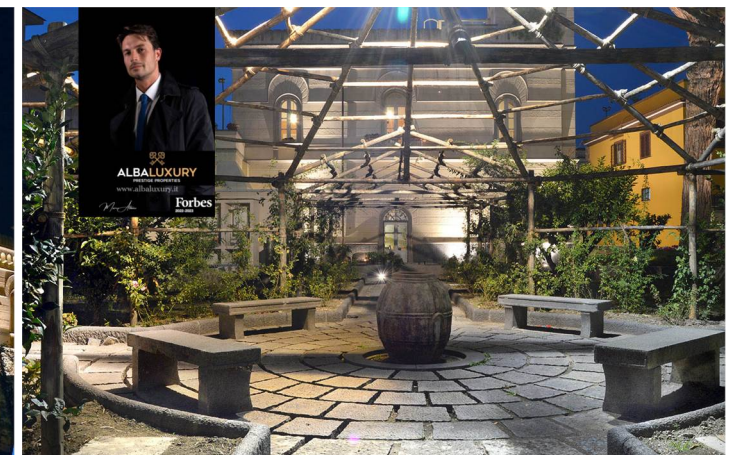
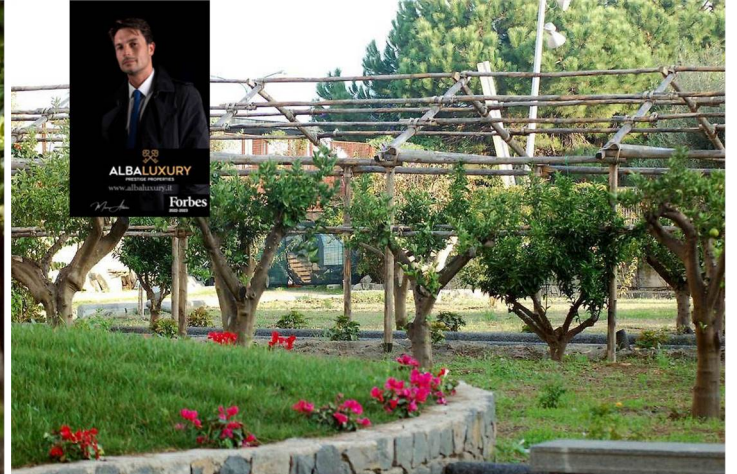


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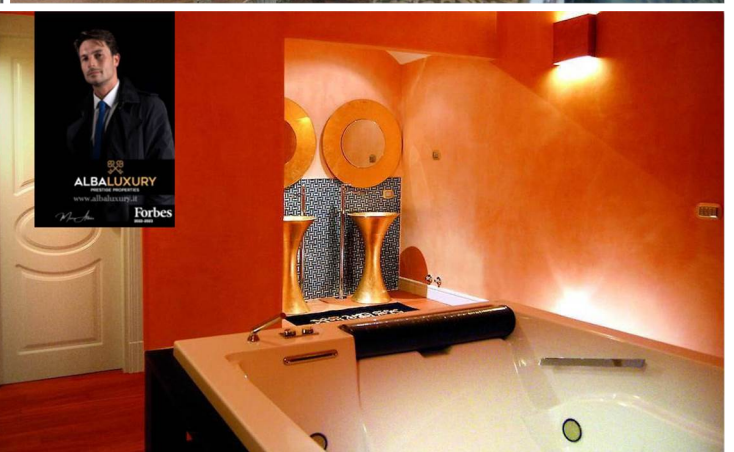
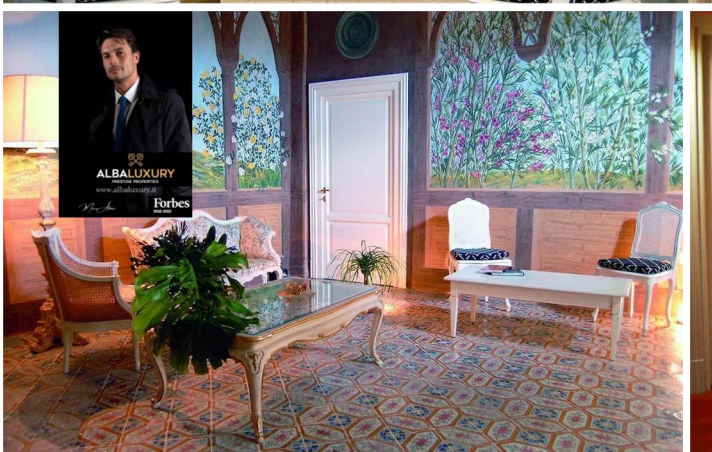
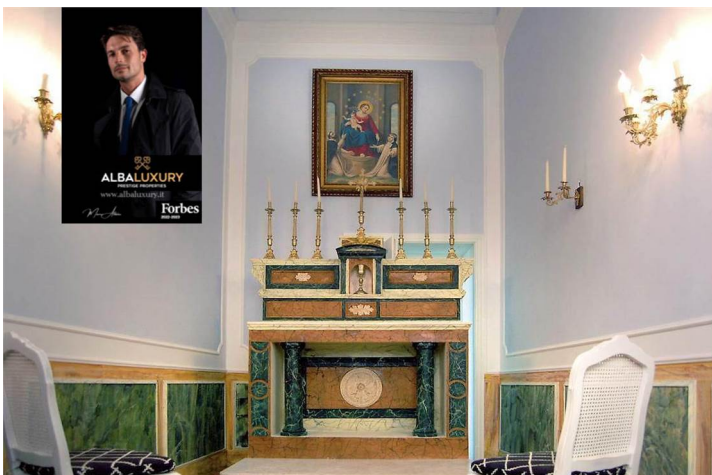
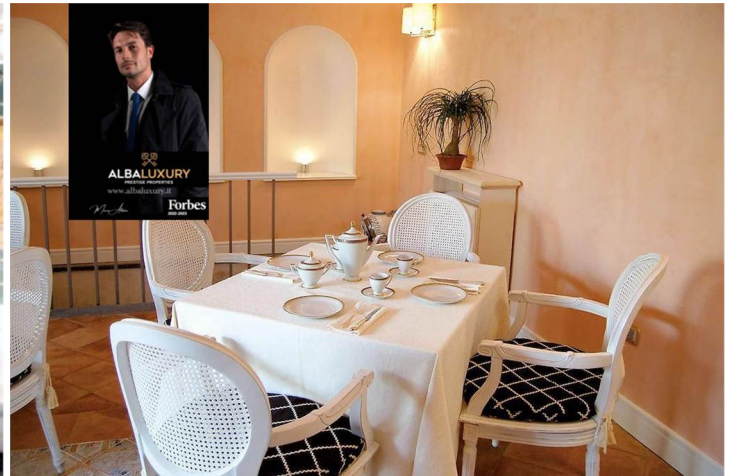
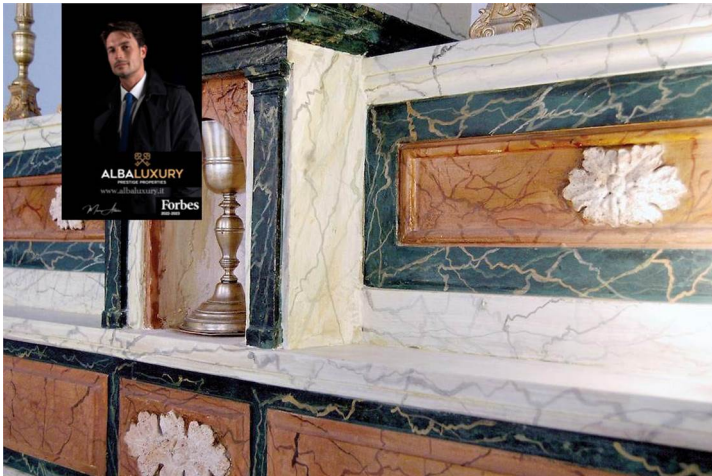


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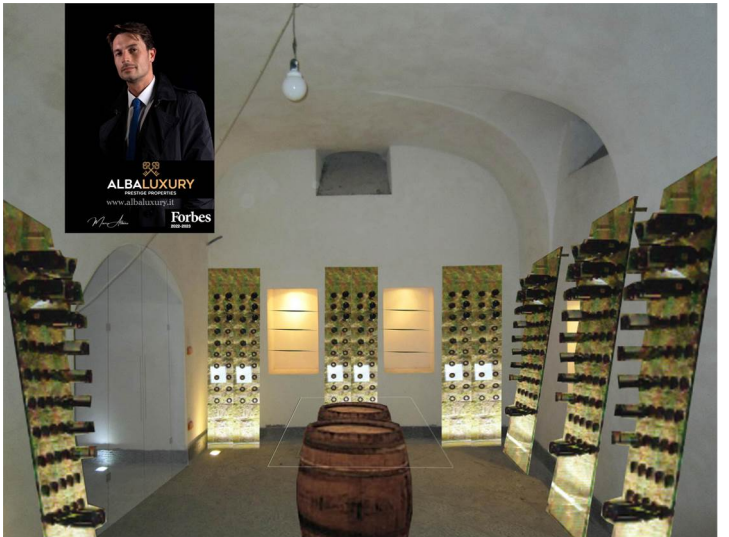
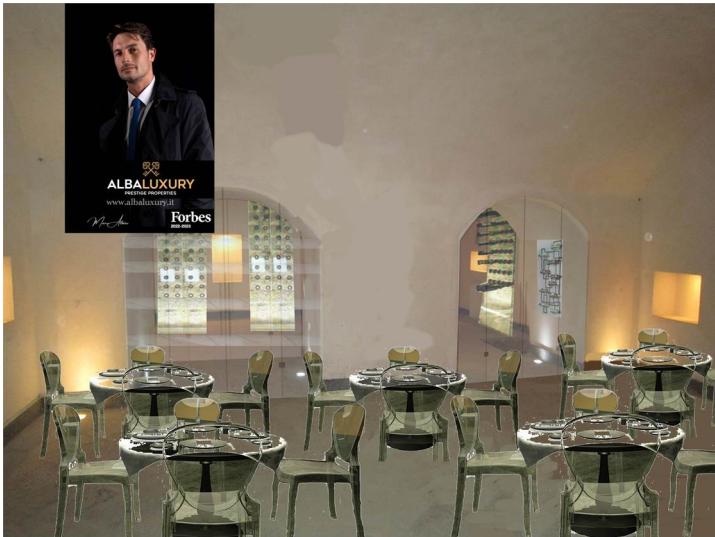
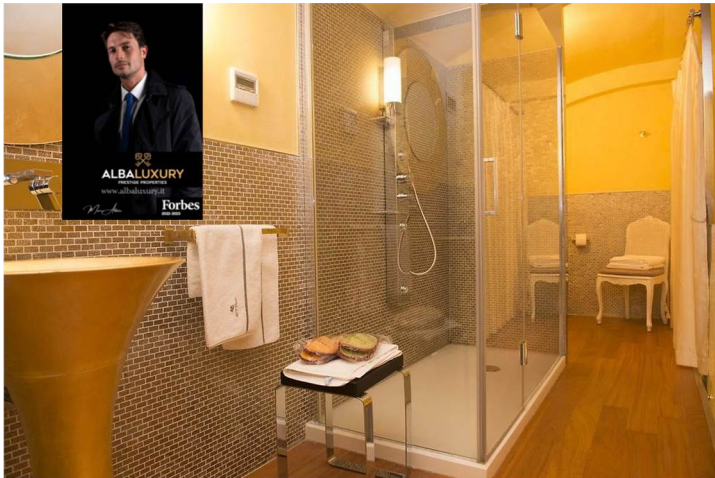


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