



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Martina Franca (TA) Viale dei Pini 4

Luxurious accommodation in Apulia

Nestled at the southern edge of the Bosco delle Pianelle nature reserve, which in turn is part of a prime naturalistic context, such as the Gravine Regional Park, the structure envisages a hotel perfectly in line with the surrounding habitat, immersed in oak woods (fragni), Oriental Hornbeam and Mediterranean scrub, at the foot of rolling hills rich in unspoilt vegetation, ancient farms and natural caves. In addition, the Complex will host a large reception hall that has been completely renovated and modernised, a water park capable of accommodating (upon final expansion) up to approximately 2,000 people, separate parking spaces for each department, as well as various attractions for adults and children (including a riding school). The tourist complex thus presents itself as a true 'Park in the Park'.

The hotel has 29 non-smoking rooms, 28 Superior rooms and one finely furnished Suite, equipped with every comfort (4k smart TV, wifi connection, bathroom with shower, hairdryer, air conditioning, courtesy kit, digital safes, slippers, desk, laundry service, mini-bar), immersed in a 264,000 square metre park.

The hotel has a spectacular restaurant in the recently renovated trulli, which previously housed the dwellings of the settlers and farmers who managed the park area in the 18th century. Therefore, you can always enjoy new and tasty dishes among the cones of the natural stone trulli carefully prepared by our chefs in a romantic and cosy atmosphere. The restaurant is open for dinner, but it is also possible to have lunch at weekends by reservation.

THE BOSCO DELLE PIANELLE NATURE RESERVE

The structure is set in a unique naturalistic context. It starts from the hills between Mottola and Martina Franca, descending rapidly towards the Massafra plain, i.e. from 460 metres above sea level down to the Gulf of Taranto, offering trails, caves, views, and a rich flora and fauna that is at times typical and unique to the area.

What to see in the surroundings: the different souls of the area

MARTINA FRANCA, the noble soul

LOCOROTONDO, the ancient soul

CRISPIANO, the natural soul

MASSAFRA, the rupestrian soul

Other localities that can be visited

Other places that can be visited:

30 to 40 minutes by car you can visit the beautiful and ancient city of Taranto, as well as Cisternino, Alberobello, Ostuni, Mottola and the Zoo Safari in Fasano.

From 40 to 70 minutes by car you can visit Monopoli and Polignano a Mare moving towards the Adriatic, Oria in the Brindisi area, or move on to Matera, another city that deserves a visit and needs no introduction, as does the capital of baroque, Lecce.



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INFORMATION

Ref.	Puglia 015
Type	Sale
Category	Villa
Price	15,000,000.00
Annual Expense	
Year	
Energetic Class	E 873.1 kWh/m ² a

NUMBER

Rooms	30
Bedrooms	58
Bathrooms	64
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	30140
Garden	264000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	Gas
Hot Water	Independent	Cooling	Split	Fixtures	Wooden double glazed
Doors	Excellent	Blind	PVC Blinds	Floors Living Room	Porcelain
Floors Bedrooms	Porcelain	Floors Kitchen	Porcelain	Floors Bathroom	Porcelain
Access for disabled	No				

ACCESSORIES

Antitheft

Air conditioning

Electric gate

Double glazing

Swimming pool

IMAGES



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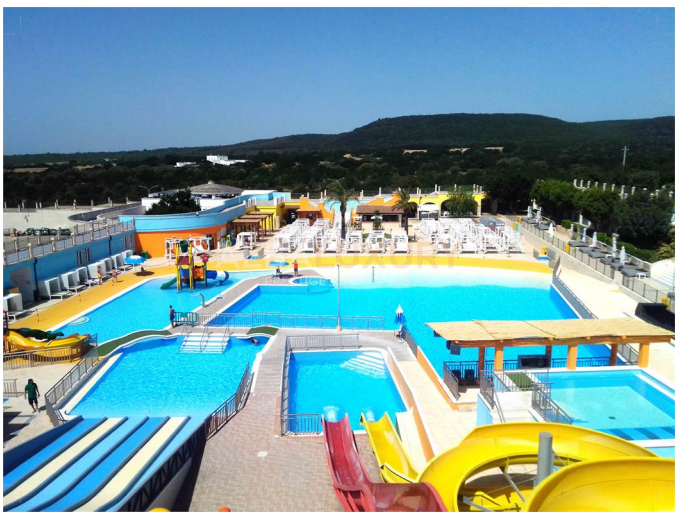


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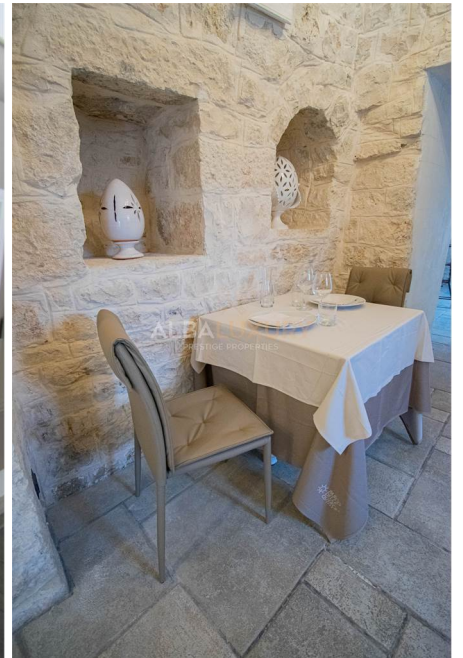


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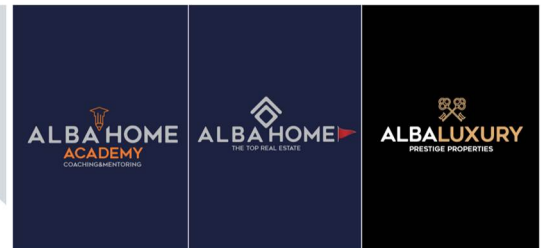
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For confidentiality reasons, plans are only released on request

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