

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 Sant'Agnello (NA) Via Pontecorvo 100

Seafront villa between Capri and Sorrento

Immersed in a privileged position along the stunning Amalfi Coast, between the renowned towns of Capri and Positano, this exceptional villa with panoramic views is now available for purchase in Sorrento, offering an unparalleled view of the Li Galli archipelago.

Thanks to its elevated position, the property offers an extraordinary view of the unspoiled landscape of the Punta Campanella marine protected area, one of the rare corners of the world still preserved in their natural beauty, gently touched by man.

In this paradise suspended between sky and sea, the view stretches to the horizon. The villa harmoniously blends into a carefully tended one-hectare park. The garden, spread over various levels, is lush with vegetation, including flowers, fruit trees, and olive trees, creating a perfect oasis for relaxation, with the possibility of admiring Positano from the comfort of the sofa under the gazebo. A modern outdoor kitchen, equipped with a stone barbecue, is ideal for al fresco lunches and dinners. Further down, a terrace overlooking the sea hosts a magnificent heated infinity pool, which seems to merge with the waters of the Mediterranean. The pool is enhanced by an evocative LED lighting system and hydro-massage areas, and is surrounded by a spacious sunbathing area equipped with sun loungers and umbrellas. Another heated hydro-massage tub is located on the large wooden terrace on the lower floor, adjacent to the two main suites, both with spectacular sea and island views.

The villa is spread over two floors, with a total area of 300 sqm. On the upper level, you are greeted by an elegant living room, adorned with refined sofas and a designer fireplace. From here, you access a spacious and perfectly equipped kitchen, connected to the terrace and the dining room, furnished with an oval handmade ceramic table and a bench set into a stone wall. Every corner of the living area offers breathtaking sea views. From the living room, you access two of the four bedrooms, both with en-suite bathrooms and designed for guests; one of them features a large panoramic window with direct access to the outdoor terrace. On the lower floor are the two master suites, facing the sea, with large panoramic windows leading to the outdoor terrace, equipped with a hydro-massage tub and comfortable seating.

The property also includes an outdoor gym and a large covered parking area, accessible via an automatic gate.

INFORMATION

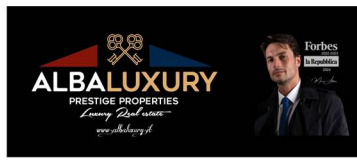
Ref.	Sorrento 06
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	A 98.12

NUMBER

Rooms	8
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	300
Garden	10000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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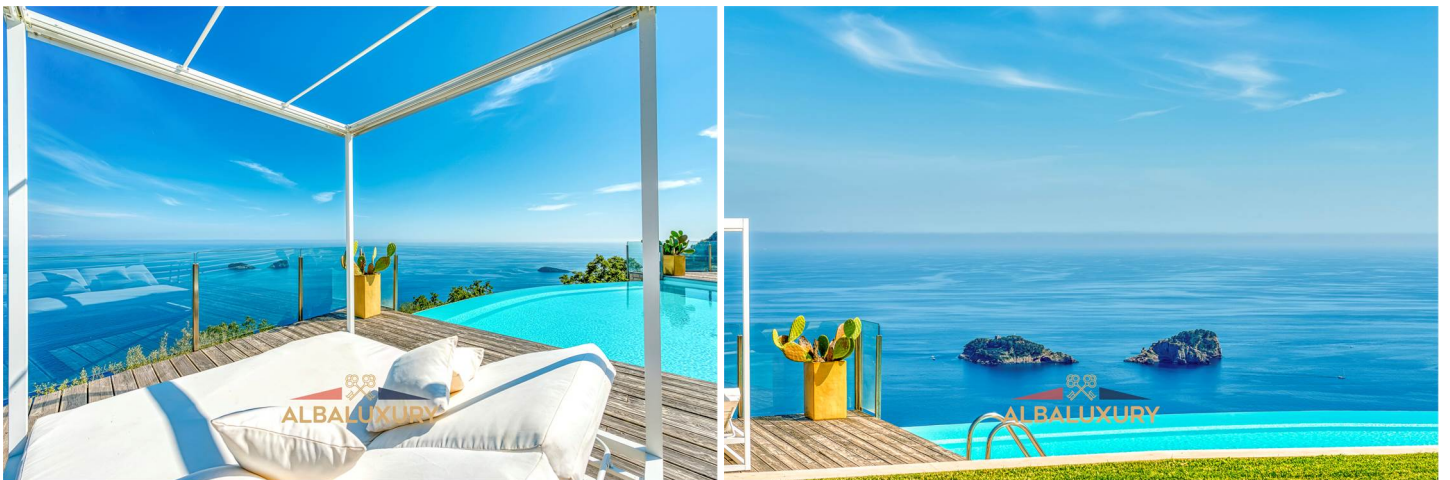
FEATURES

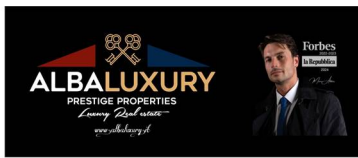
Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Orientation	North West South East	Free Sides	3
Garden	Private	Furniture	Furnished	Type living	Double
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent with Panels
Cooling	Split	Fixtures	PVC double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No barrier

ACCESSORIES

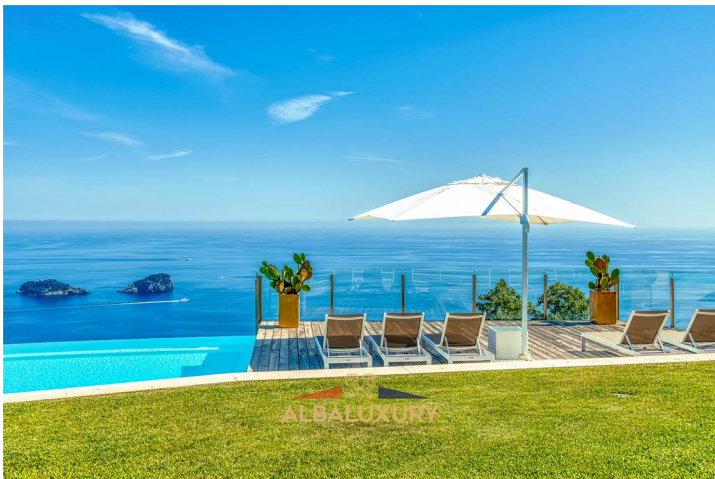
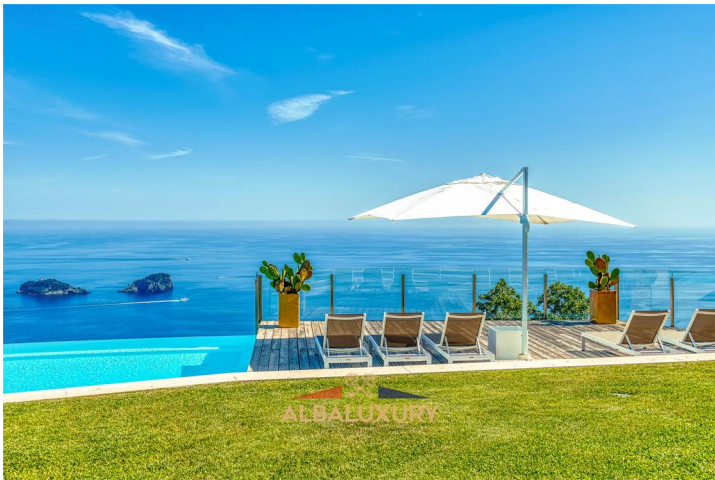
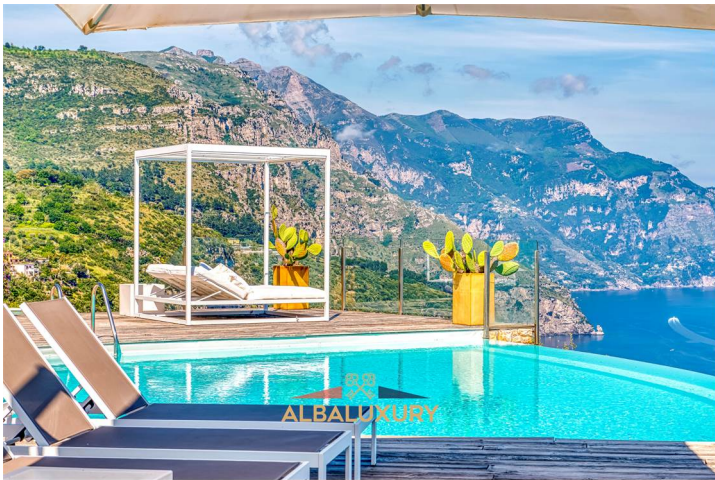
Antitheft	Air conditioning	Fireplace	Electric gate	Double glazing
Swimming pool	Data network	Veranda	Flyscreens	

IMAGES

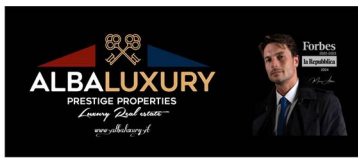




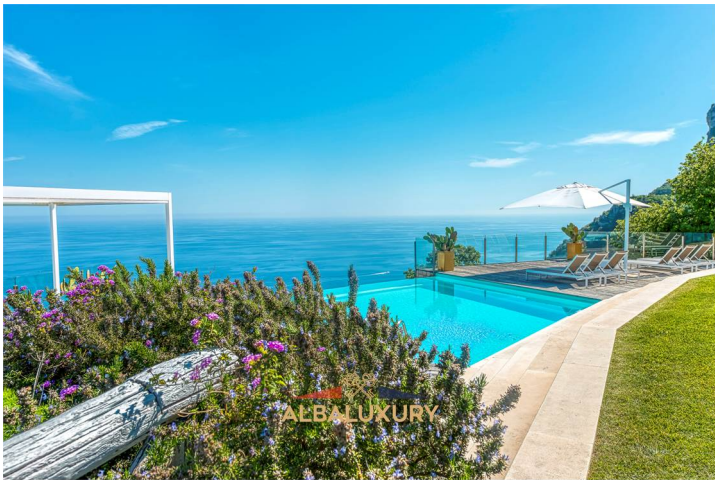
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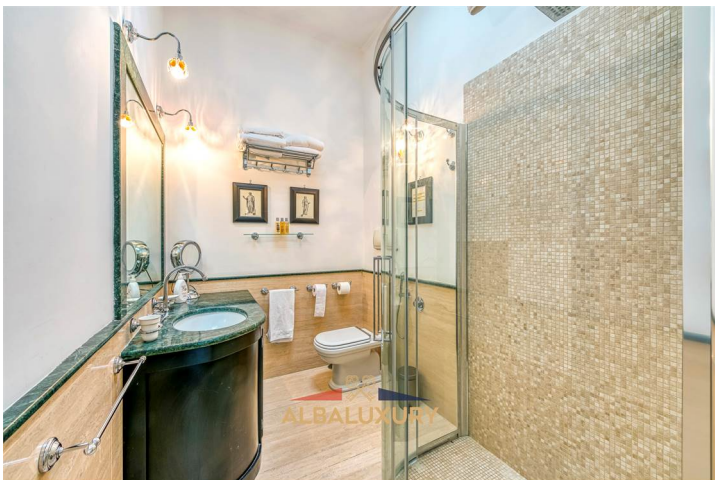
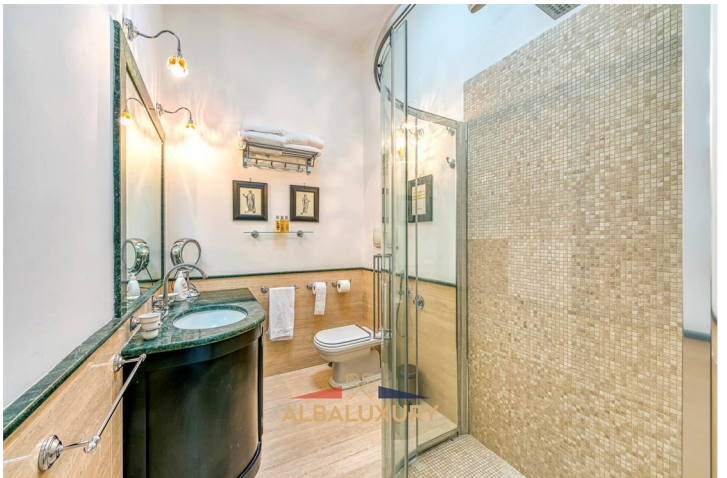




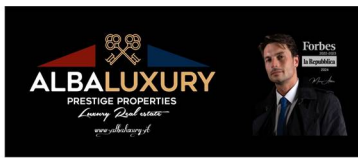


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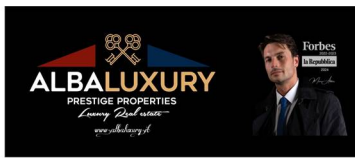






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