



## Property 10400



**Number of beds:** 6 + 2

**Bedrooms:** 3



### Private Beach Access

From the property you will have a direct access to the sea through a platform built on the rocks. You will reach it from the villa going down a 20-meter walkway that is cut into the rocky cliff and includes approximately 135 stairway steps. The area is equipped with sun loungers and an external shower. The access to the sea is shared with the nearby villa.



### Air Conditioning Throughout

Air conditioning in the living room. Included in the rental price.



### Air Conditioning In The Bedrooms

Air conditioning in the three bedrooms. Included in the rental price.



### Hair Dryer In The Bathrooms



### Barbecue

Located in a quiet area and suitable for yoga retreats



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

Bedroom 1: The bedroom has a double bed (160 cm, wider than a queen-size bed). Bedroom 2: The bedroom has a double bed (160 cm, wider than a queen-size bed). Bedroom 3: The room has two single beds (80 cm), that can be pushed together into a double bed on request. The villa can accommodate six guests plus two extra guests in a double sofa bed (at no extra cost).

### Nearby

The villa is 2 km from Praiano, where you will find restaurants and shops. You will find the closest restaurant at 1 km and the closest beach (Marina di Praia Beach) at 1 km.



Gym



Parking Space

Parking space for two small cars.



Swimming Pool

4 x 7 m.Pool opening: April 16th, 2022 - October 1st, 2022.Please note that you will share the pool with guests staying at the nearby villa.



Heating

Central heating available at an extra cost.



Housekeeping

Mandatory cleaning during the week: 3 hours per day, 3 days a week, at the cost of € 100 per week.

Smart TV



Satellite TV



Countryside View



Sea Views



Wi-Fi

Insect Screens

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Distances: 2 km to Praiano, 7,5 km to Positano, 7 km to Amalfi, 32 km to Pompei and 70 km to the Naples Airport

## FEATURES

- 2 Double Bedrooms + 1 Twin Room
- 3 En-Suite Bathrooms + 1 Bathroom
- 1 Double Sofa Bed for 2 Extra Guests (No Extra Costs)
- Fully-Equipped Kitchen
- Living and Dining Room
- Garden and Terrace
- Swimming Pool (Shared)
- Furnished Poolside Area
- Balcony
- Laundry Room
- Fitness Room





# DESCRIPTION

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### Location and Surrounding Area

Located near the heart of Praiano, this elegant three-bedroom villa is the perfect place for a stylish break on one of the most celebrated stretches of coastline in the Mediterranean. With a spectacular cliff-top setting facing Mount Vesuvius across the Bay of Naples, it is no wonder the Amalfi Coast is a must-visit destination on everyone's bucket list. With its dreamy setting, suspended between the mountains and the sea, Praiano offers a quiet charm that is closely connected to nature.

Despite its mountainside setting, Praiano has always had a strong connection with the sea. Its ancient name likely derives from the Latin for "open sea" because the town sits on a cape along the Amalfi Coast. The town has long been known for fishing, including the production of nets, and later coral fishing. Evidence of the fishing tradition can be seen at the Marina di Praia beach, which is often covered with small wooden boats and heaps of fishing cages and nets.

With a seeming maze of streets and staircases, Amalfi is a town best explored on foot. While Piazza Duomo and the main street are home to most of the town's shops and restaurants, do spend some time wandering and exploring the quieter side streets, where you will find arched passageways, hidden gardens and tiny piazzas. Sitting high in the hills above Amalfi, Ravello is famous for its ravishing gardens and stupendous views, the best in the world according to former resident Gore Vidal.

The villa is also a few kilometers from Sorrento. The ancient town center of Sorrento is laid out on a Roman grid of narrow lanes, now lined with exclusive restaurants serving gnocchi and shops selling lemon-themed souvenirs, but away from the well-worn paths are little-explored nooks and crannies. From Sorrento, hop on the Circumvesuviana train to march around the ancient sites of Pompeii and Herculaneum, destroyed by the eruption of the Vesuvius.

Property 10400 is 65 km from Naples Capodichino International Airport and 293 km from Rome Leonardo da Vinci International Airport. Amalfi is 7 km from the villa, Positano is 9 km, Praiano is 12 km, Ravello is 14 km, Sorrento is 24 km, Pompeii is 39 km, Herculaneum is 54 km, Naples is 61 km. The villa is located near the center of Furore, where all the necessary services can be easily found.

### The Property

Located near Praiano and overlooking the waters of the Tyrrhenian Sea, Property 10400 provides a perfect hideaway in one of the most celebrated destinations on the Amalfi Coast. Trapped between an infinite blue sky and azure sea, the spectacular cliff-top setting of the villa ensures superb panoramas. Offering a tranquil atmosphere, this magnificent villa can accommodate up to six guests (plus two extra guests in a double sofa bed) featuring three bedrooms (two double bedrooms and one twin room) spread over two floors.

The villa boasts a garden shaded by a pergola where guests can spend time together while enjoying the mild Mediterranean climate. In the garden you will find a portable barbecue. Offering unparalleled views of the sea, the garden is the perfect setting for romantic dinners and stargazing. Please note that the garden is occasionally crossed by the owners reaching their accommodations. The villa also boasts an exceptional swimming pool and a poolside area equipped with chairs and sun loungers.

From the swimming pool you will enjoy an enchanting view of the sea. Please note that you will be sharing the pool with guests staying at the nearby villa. The villa also boasts a 70-square-meter terrace which is partly shaded by a pergola with a bamboo roof. It is equipped with tables, chairs, deck chairs and a hammock. From the terrace you will enjoy a breathtaking view of the coast. Please note that the terrace is occasionally crossed by the owners for reaching their accommodations.

From the property you will also have a direct access to the sea through a platform built on the rocks. You will be able to reach it from the villa by going down a 20-meter walkway that is cut into the rocky cliff and includes approximately 135 stairway steps. Offering a tranquil atmosphere, the area is equipped with comfortable sun loungers and an outdoor shower. Please note that the access to the sea is shared with the guests staying at the nearby villa.



Located on the main floor, the first living room is paved with bright sea green tiles. The furnishings are elegant and welcoming. The furnishings include comfortable with plenty of seating and a double sofa bed that can accommodate two extra guests. The dining table can accommodate four guests. From the living room you will be able to access the terrace with a view of the sea through a French door. The room has two windows with a view of the sea. It is equipped with an air conditioning/heating unit.

On the same floor you will also find a fully-equipped kitchen with all the amenities you might need for your stay. The dining table in the kitchen can accommodate six guests. From the kitchen, two French doors will take you to the terrace. The bathroom on the same floor features a fully-enclosed shower. You will be able to enter the bathroom from the corridor. The villa also features a fitness room equipped with two exercise bikes, a treadmill and a fitness bench.

On the upper floor you will find the second living room, which is paved with handmade majolica tiles, in the characteristic style of the Amalfi Coast. The furnishings are cozy and comfortable, and include some hand-made pieces by local artisans. The furnishings include sofas and armchairs with plenty of seating. From the living room you will be able to enter a small patio with a view of the sea through a French door. The room has two large panoramic windows with a view of the sea and of the coastline.

On the upper floor you will also find the three bedrooms of the villa. You will be able to enter the first bedroom from the corridor. The bedroom has a double bed. From the bedroom you will be able to enter a balcony with a view of the sea through a French door. The double bedroom is equipped with an air conditioning/heating unit. This bedroom features an en-suite bathroom with a fully-enclosed shower and a Jacuzzi tub.

The second bedroom can be accessed from the corridor and has a double bed. From the bedroom you will be able to access a balcony with a view of the sea. This bedroom features an en-suite bathroom with fully-enclosed shower. The third bedroom has two twin beds that can be pushed together on request. From the bedroom you will be able to enter a balcony with a view of the sea through a French door. bedroom has an en-suite bathroom with fully-enclosed shower. Both bedrooms have air conditioning/heating unit.

Please note that the villa can comfortably accommodate up to six guests in three bedrooms plus two extra guests in a double sofa bed, which is available at no extra costs.



PHOTOS



























