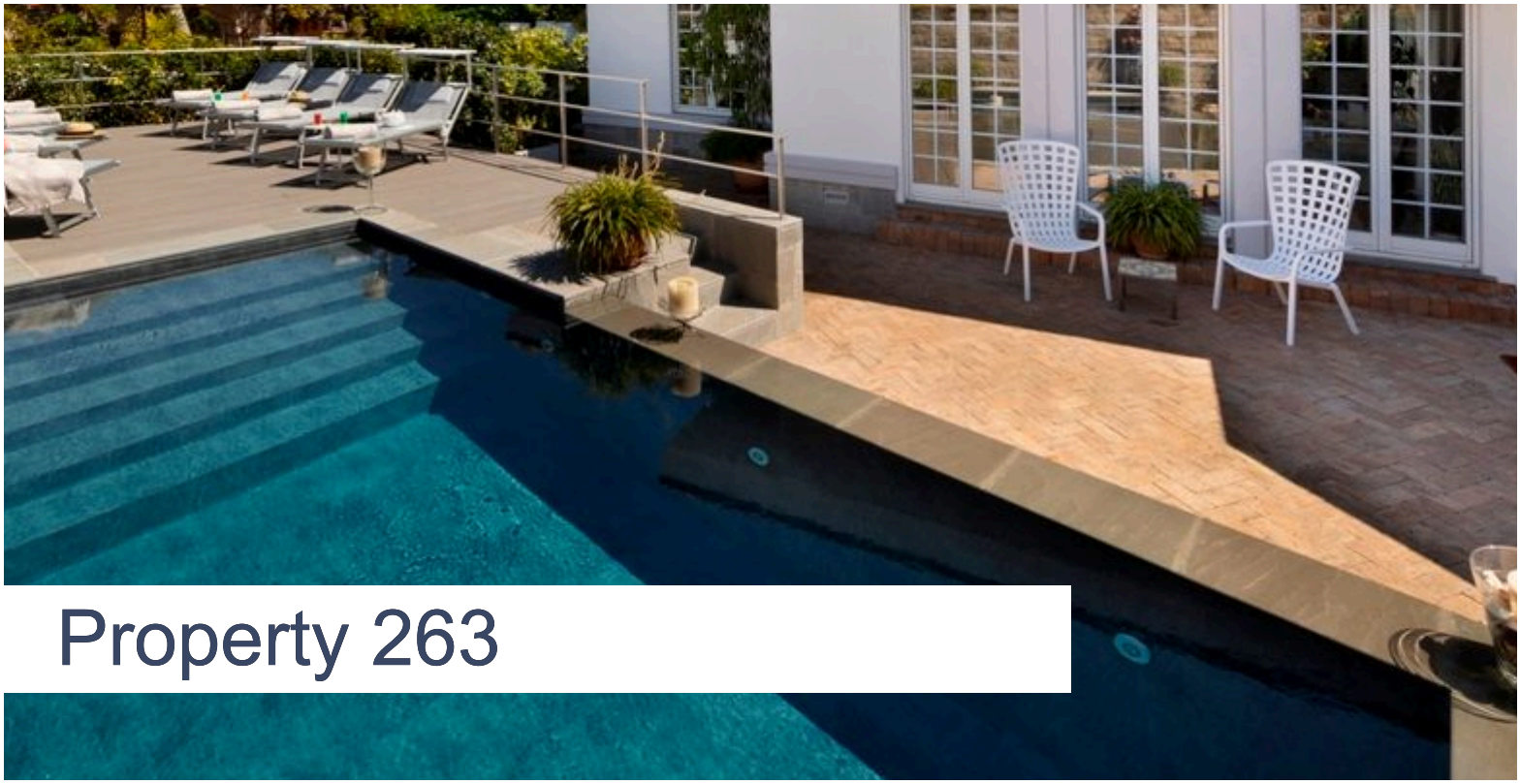


# Property 263




**Number of beds:** 10 + 4
**Bedrooms:** 5 + 1

Accessibility for people with reduced mobility

Pets Allowed
Small pets allowed on request.

Playground

Air Conditioning Throughout
Included in the rental price.

Air Conditioning In The Bedrooms
Included in the rental price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
Safe available in one bedroom.

Crib

Available For Events
The villa is available for events upon request.

Fibre Internet

Internet in the garden and common areas

The maximum distance from the city centre is 1.5 km

The villa is a 14-minute walk from Piazza Tasso, around 900 m, and a 7-minute walk from Corso Italia, approximately 500 m away.

 Dishwasher

 Washing Machine

## Mattress sizes and bed dimensions
Main Villa:Five double bedrooms with queen beds, four of which can be converted into twin rooms with two single beds.Dépendance (on request):1 Double bedroom + 1 double sofa bed.

## Bath amenities
Weekly refill.

 Gym

 Parking Space
Parking space for two cars, included in the rental price.

 Swimming Pool
6.30 x 3 m.Depth: 1.50 m.

 Heating
Radiators. Included in the rental price.

 Heated Pool
Included in the rental price.

## High Chair

 Concierge Service
Daily concierge service, available on the phone throughout the stay, from Monday to Sunday. Included in the rental price.

 Housekeeping
Daily maid service (from Monday to Saturday, 3 hours per day). Included in the rental price.

## Smart TV

 SPA
SPA with an 8-person hot tub, Finnish sauna, and sensory shower.

 Staff living on site
The house manager lives in an independent apartment next to the villa, with separate access.

## Mattress topper

 Satellite TV

 Wi-Fi

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

## NEARBIES

Villa Riviera is 51 km from Naples and Naples Capodichino International Airport, and 279 km from Rome Leonardo da Vinci International Airport. The villa is conveniently located near the centre of Sorrento, where all necessary services can be easily found. The villa is 8 km from Massa Lubrense, 10 km from Vico Equense, 11 km from Sant'Agata Sui Due Golfi, 17 km from Positano, 25 km from Pompeii, 31 km from Amalfi, 37 km from Ravello, and 41 km from Herculaneum.

# FEATURES

Main Villa:

- 5 Double Bedrooms + 1 Single Bed (in the Largest Bedroom On Request)
- 3 Bathrooms + 1 Shared Bathroom
- Swimming Pool
- Furnished Poolside Area
- Rustic Well-Equipped Kitchen
- Lounge Area
- Dining Room
- Study Room
- Music Rooms
- Spacious Paved Terrace
- Outdoor Dining Area with Barbecue
- Gym with Technogym Equipment
- Spa Area with Hot Tub, Finnish Sauna, and Sensory Shower

Dépendance (On Request):

- 1 Double Bedroom +1 Double Sofa Bed (in the Living Room)
- 1 Bathroom
- Living Room with Kitchenette
- Independent Entrance
- Washing Machine with Dryer
- Oven and Microwave
- Dishwasher
- Satellite TV
- Coffee Machine





# DESCRIPTION

Property 263 - SORRENTO

5+1 Bedrooms

Location and Surrounding Area
Located near the heart of Sorrento, Property 263 offers a prime spot to enjoy the charm and beauty of this iconic town. With easy access to the historic centre of Sorrento, guests can explore the lively cafés, boutiques, and restaurants nearby. The coastline, with its dramatic cliffs and peaceful beaches, is just a short distance away. Property 263's central location also makes it a perfect base to explore attractions like the Amalfi Coast, Capri, and Pompeii, ensuring a memorable Italian escape.

Sorrento is a picturesque coastal town on the Sorrentine Peninsula, known for its stunning views of the Bay of Naples and Capri. With its lively atmosphere, charming streets, and colourful buildings, the town offers a perfect blend of history, culture, and natural beauty. Visitors can explore its lovely cafés, shops, and gardens, or relax along the cliffs while enjoying breathtaking sunsets. Sorrento also serves as a great base for exploring the Amalfi Coast, Pompeii, and Capri.

Known for its stunning landscapes, crystal-clear waters, and charming villages, Massa Lubrense offers a more peaceful and relaxed atmosphere compared to its bustling neighbours. The town is surrounded by lush Mediterranean vegetation, including olive groves and citrus orchards, and boasts several picturesque beaches and coves. Massa Lubrense is also famous for its historical sites, such as the ancient Church of Santa Maria delle Grazie, and serves as a gateway to the nearby islands of Capri and Ischia.

Sant'Agata Sui Due Golfi, perched between the Gulf of Naples and the Gulf of Salerno, offers stunning views, peaceful surroundings, and a taste of village life. With its scenic streets and inviting restaurants, it is a perfect place to relax. Nearby, Vico Equense has a lively atmosphere, a historic centre, and beautiful beaches. Known for its delicious pizza and seafood, Vico Equense combines culture, history, and coastal charm, making it a great spot for exploring the peninsula.

Property 263 is 51 km from Naples and Naples Capodichino International Airport, and 279 km from Rome Leonardo da Vinci International Airport. The villa is conveniently located near the centre of Sorrento, where all necessary services can be easily found. The villa is 8 km from Massa Lubrense, 10 km from Vico Equense, 11 km from Sant'Agata Sui Due Golfi, 17 km from Positano, 25 km from Pompeii, 31 km from Amalfi, 37 km from Ravello, and 41 km from Herculaneum.

The Property
Immersed in a lush garden, Property 263 provides the ultimate retreat in one of the most evocative corners of the Amalfi Coast. Situated in the town's most exclusive residential area, this villa is just a short walk from the main square of Sorrento. Spread over multiple levels, Property 263 can accommodate up to ten guests in five double bedrooms, with the option for an extra guest in a single bed (on request). Additionally, the dépendance can sleep four more guests in a double bedroom and a double sofa bed (also on request).

*Main Villa:*
Surrounded by a beautiful garden, the villa boasts an exceptional swimming pool. Offering a calm atmosphere, the outdoor area features a spacious paved terrace furnished with comfortable sun loungers, as well as a dining table and a barbecue for al fresco dining. Accessed from the garden, the entrance level includes a lounge area, a study, a dining room, and music rooms. Maintaining an elegant atmosphere, the entrance level also houses a rustic kitchen and dining area, along with a lounge.

On the upper level, you will find a master bedroom with a private bathroom featuring a Jacuzzi tub and shower, two double bedrooms sharing a bathroom with a bath, and two double bedrooms, each with a private bathroom with a shower. In the largest bedroom, a single bed for one extra guest can be added

upon request. On the lower ground floor, the villa features a gym equipped with Technogym equipment and a treadmill, as well as a spa with an 8-person hot tub, Finnish sauna, and sensory shower.

*Dépendance (Upon Request):*
Available upon request and located within the same property, this 45-sqm apartment features an independent entrance and can accommodate up to four additional guests in a double bedroom and a comfortable double sofa bed. The apartment includes a living room with a kitchenette and double sofa bed, a double bedroom, and a bathroom with a shower. It offers modern comforts such as Wi-Fi, a dishwasher, satellite TV, a coffee machine, an oven, a microwave, and a washing machine with a dryer.

# PHOTOS











