



# LIONARD<sup>®</sup>

LUXURY REAL ESTATE

Rif. **4086**

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These two villas are gems of Capri Island. The main villa, over 800 sqm, was built in limestone masonry in the typical Capri style. Its structure is “cubiform” and it sets off the spaces of the interior rooms which are decorated in a perfect Capri style with stuccoes frames, columns, decorated portals, vaulted ceilings, and Arabian windows and chimneys. The Ground Floor consists of an elegant state area. The floor is covered with an artistic mosaic made of inlaid marble. It is unique because it comes from a church bombed during the war. The large salons overlook the colonnades and the three patios of the floor, two dining rooms, kitchen and bathroom, besides several utility rooms. On the first floor there are the guests’ bedrooms. Four bedrooms with their respective bathrooms and clothes closets. A terrace overlooking Villa Jovis and a loggia overlooking Monte Solaro. In the more artistic rooms the floors are covered with hand painted majolica. On the second floor there is the main apartment with a big salon with a stunning view on the Vesuvio and on Villa Jovis. The main bedroom has a bathroom, a clothes closet and another room with bathroom which can be used as an office. The rooms are surrounded on their three sides by a terrace with a breathtaking view on Castiglione, Monte Solaro and on the whole Gulf of Naples.

The second villa, about 400 sqm, is itself made of limestone masonry. The ground floor consists of two apartments. The custodian of the Villa is currently living in one of them. A gym and a maintenance room complete the floor. Through a small entrance surrounded by hedges you get to a long white staircase which leads to the large terrace provided with a masonry oven for pizzas. From the terrace you have access to the lemon trees. On this floor there is the third apartment on two levels, with salon, kitchen with pantry and five bedrooms with bathrooms, clothes closets and wardrobes. Even the floor of this apartment is covered with precious period majolica. From both levels, directly or through a colonnade, you can access two large terraces with a stunning view on the island of Capri, the gulf of Naples, the Vesuvio and Monte Solaro.

The garden is a proper botanic garden taken care of in any small detail. The architecture of the garden has been conceived in order to arrange different areas which slope down to the Gulf of Naples. The paved paths which cross the garden surround the orchard, the lemon trees and different areas which are meant for leisure and relaxing. In these areas you'll find tables and benches made of stone or masonry. The forest trees, the arbours with wisteria and the roses garden surround the west side of the Villa. Over the years big forest trees (even coming from subtropical zones) have been planted side by side with the typical Mediterranean flora. More than 150 varieties of different essences characterize this beautiful and unique garden.

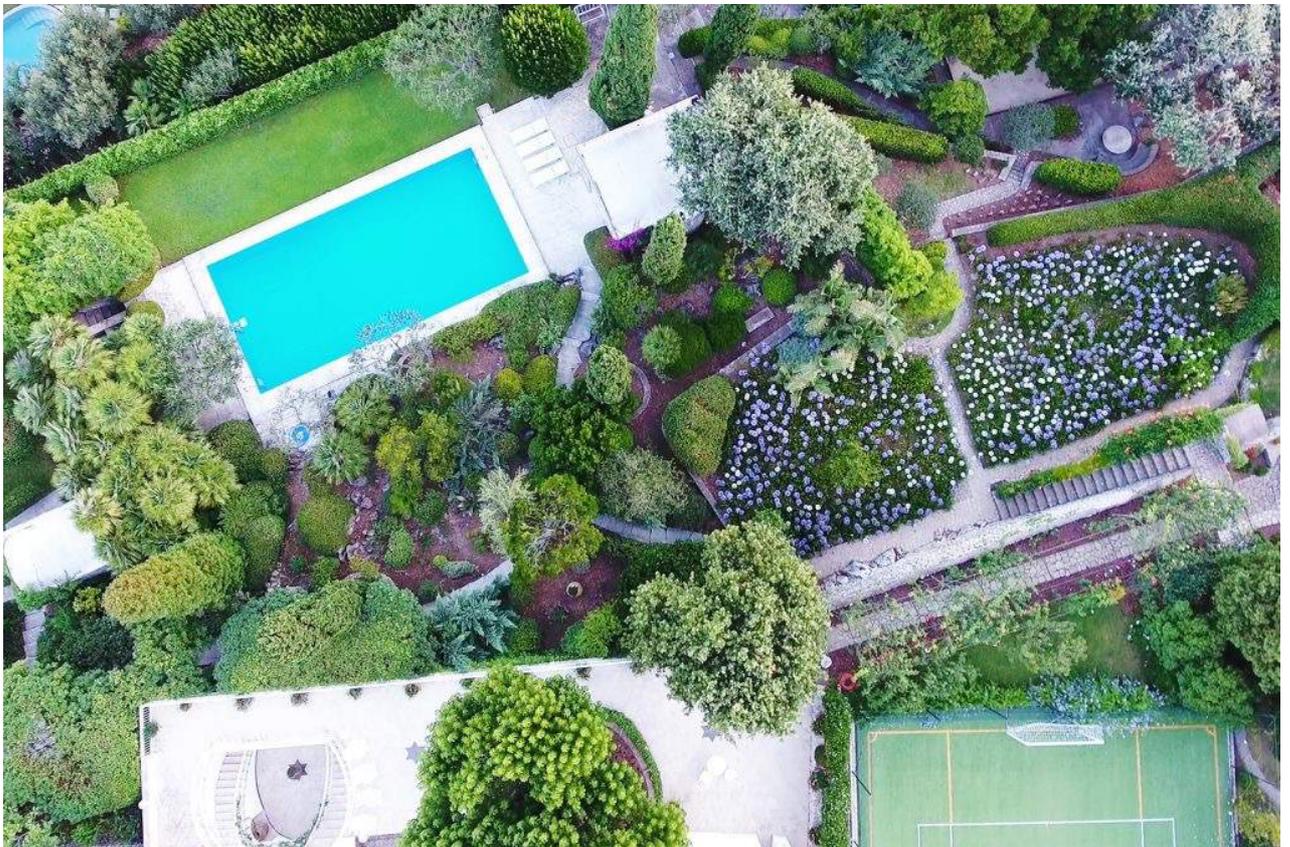
It is possible to access the swimming pool either from the two sides of the beautiful garden or from the ground floor of Villa Camarella through two outdoor stairs which start from the landing in front of the state hall. It seems as if the wide sloping stairs wanted to embrace the star located in the centre of the patio. The swimming pool is surrounded by greenery, in total privacy and protected by a luxuriant vegetation with forest trees, exotic plants and a thick hedge. You are in full contact with nature still enjoying the greatest comfort. The edge of the pool is like a frame and highlights the tiles of the light blue mosaic of Bisazza. In the shallow side of the pool there is a Jacuzzi. By the pool there are two small buildings. One is for the bar with a precious marble floor, whereas the other one is a changing room.

A paved path surrounded by short trees leads to the field used for different sports such as tennis and football. From there the view on the Gulf of Naples is fantastic. Since this field lies on layers of draining soil, it can be removed any time and replaced with a garden. Besides, the fence around it, is fixed on iron poles anchored on the ground with bolts.

INTERNAL SQM: 1.288 EXTERNAL SQM: 8688 BEDROOMS: 16 BATHROOMS: 16

ASKING PRICE: 15.000.000 €

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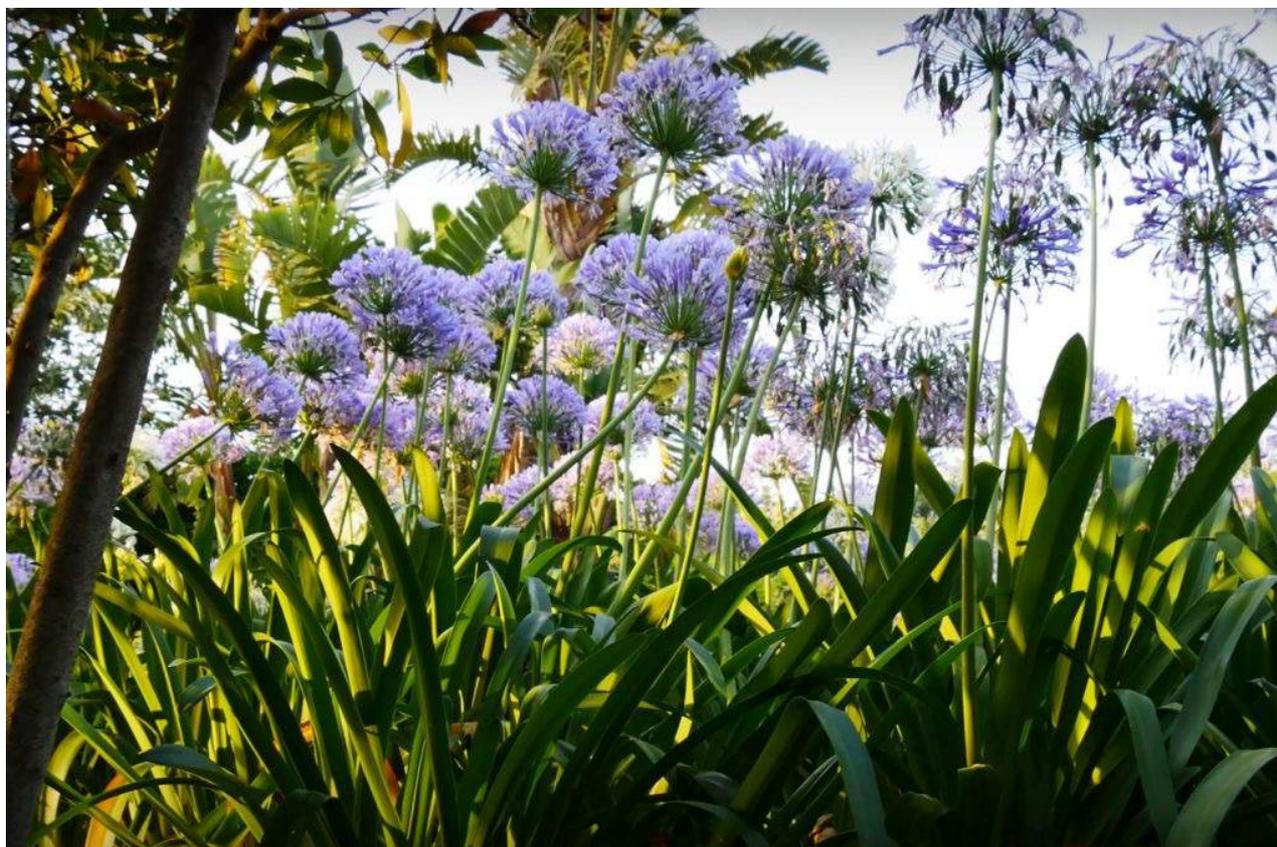
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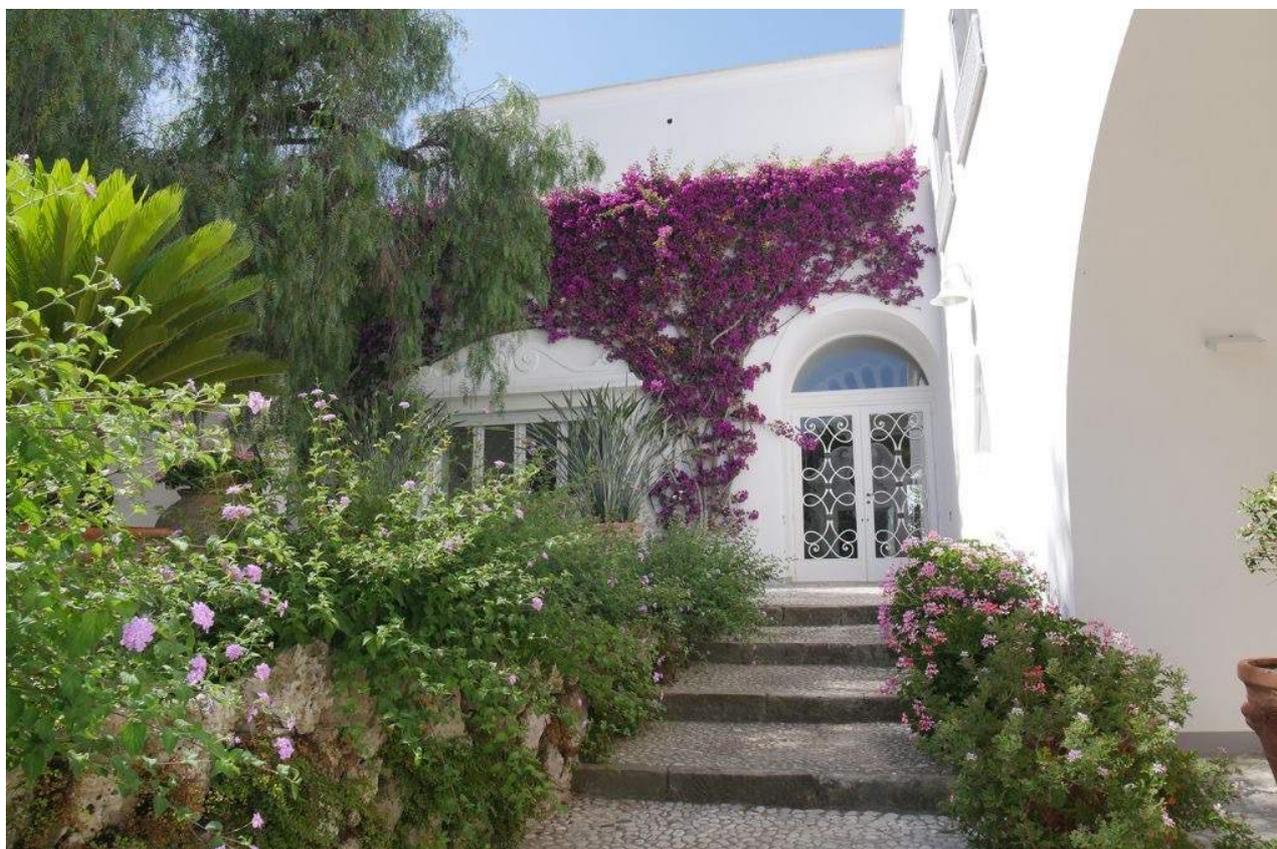
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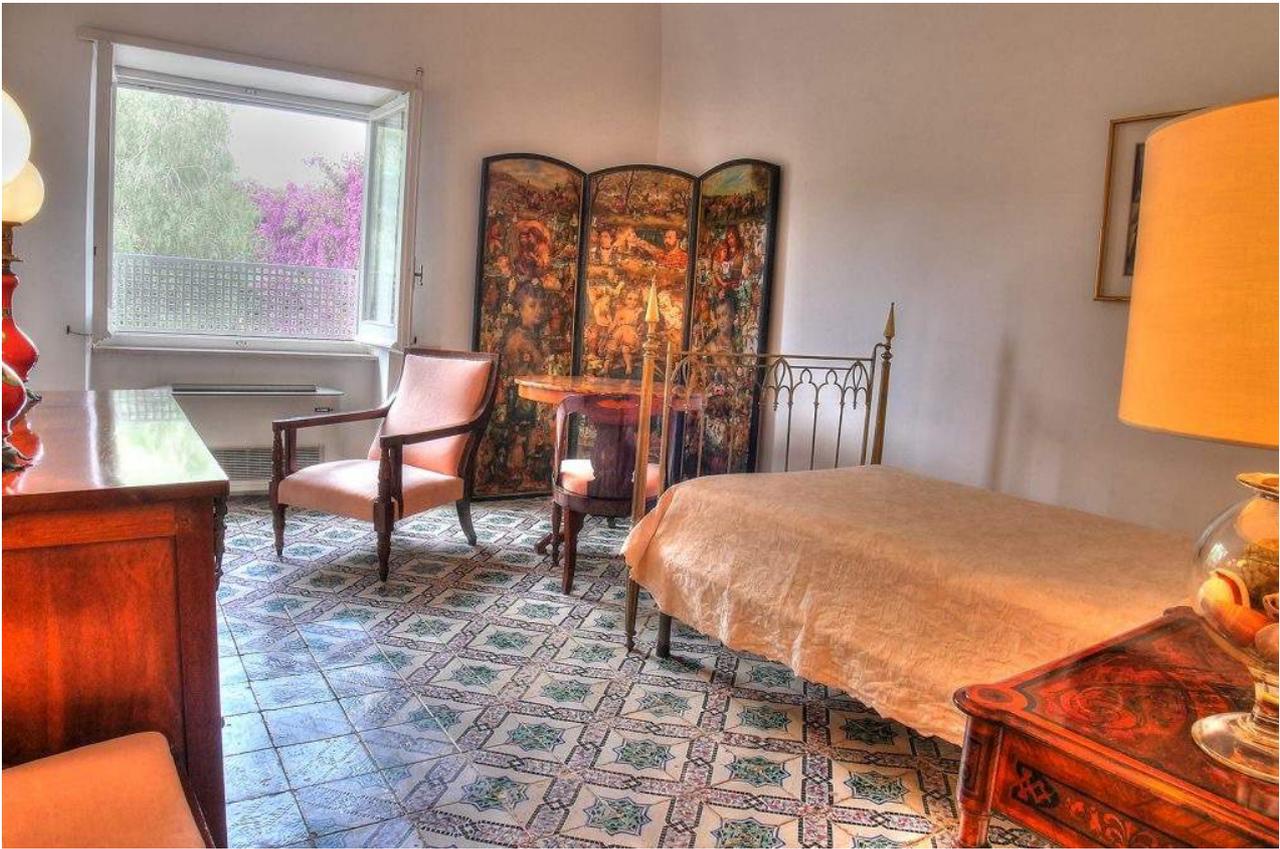
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