

# Factsheet



Indulge in a holiday escape at this property, nestled in the Gulf of Naples just 1.5 km from the beach and 10 km from Positano. Take the breathtaking views of the Gulf, the sea and the majestic Vesuvio from the large windows of your dining room. Relax in the outdoor bar and grill area by the pool while our attentive local host takes care of your every need. Savour the local cuisine in an area rich in authentic restaurants and make memories that will last a lifetime

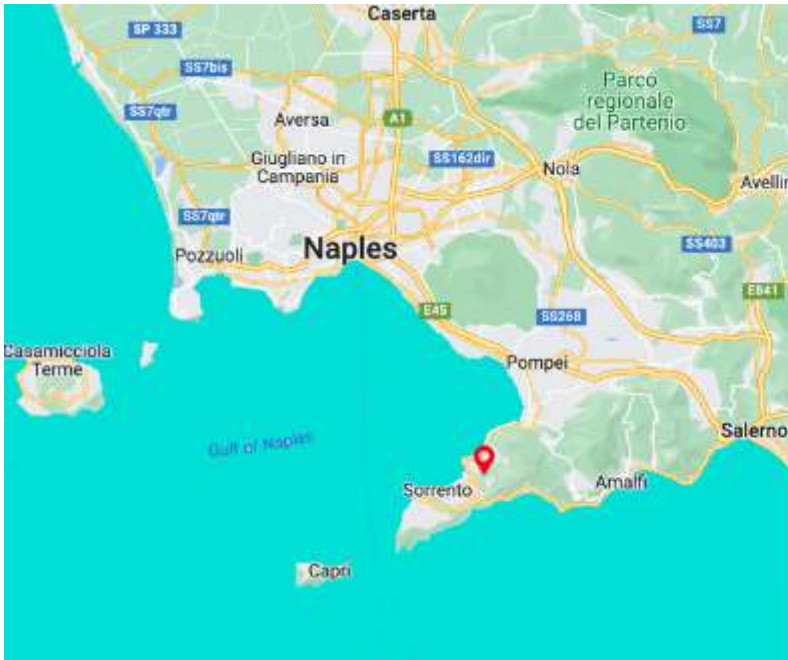
The property is nestled just 10 minutes away from the charming town of Vico Equense and a mere 1,5 km from the shore of Marina di Seano, it lies in an area that's considered one of Italy's

most beloved destinations. Rich in breathtaking views and gastronomic excellence, from limoncello to mozzarella, this unique spot offers the perfect full immersion in beauty and, of course, no stay in the Belpaese would be complete without experiencing its culture, and Sorrento, along with the nearby Amalfi coast, certainly does not disappoint visitors in that regard. Conveniently located in just a **five-minute drive** from the train station of Vico Equense connecting to **Naples** (1 hour) from which Frecciarossa and Italo train departs daily to **Rome** (1 hour and 55 minutes) or **Florence** (3 hours)

## Highlights

- 8 guests in 4 double bedrooms of which 1 have a sofa bed for 2 people, all with ensuite bathrooms, 1 half bathroom on the ground floor, all in 370 m<sup>2</sup>
- 2 Cot, 1 high chair
- Wi-Fi and air conditioning throughout
- The closest cities are Sorrento (10 Km), Positano (20 Km) and Naples (40 km)

## AMENITIES



Indulge in an unforgettable hospitality experience at our villa with the exceptional services of the property manager, a former lawyer who followed his passion for hospitality. He cares for the house with his mother, where cherished family memories were made. As an attentive and unobtrusive host, he goes above and beyond to ensure his guests' comfort. His extensive local area knowledge makes him the perfect guide, offering expert advice on everything from restaurants and activities to wine experiences. Take advantage of the opportunity to taste his delicious pizzas, a true culinary delight.

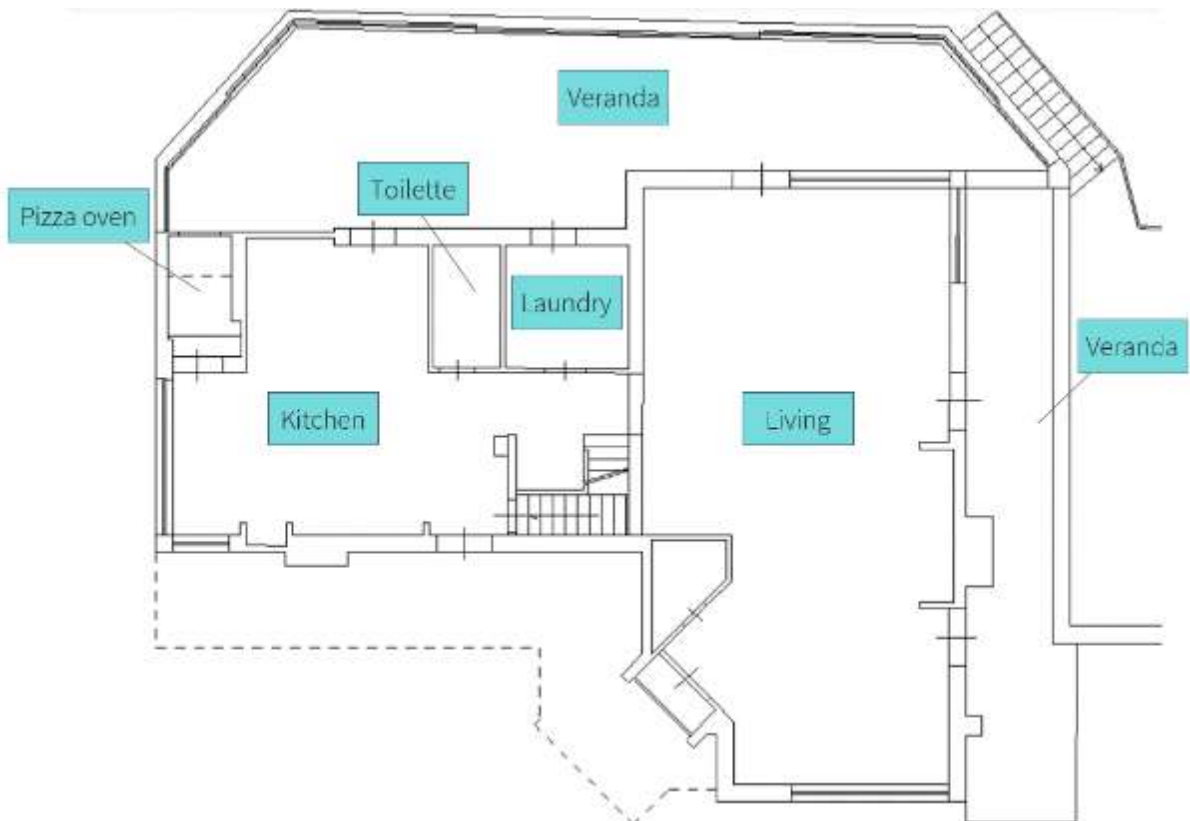
- The kitchen is in open space with the living room and features an electric and a microwave oven, an american coffee machine with coffee grinder, an espresso machine, a dishwasher, a four-burner gas cooker, fridge and a freezer
- Vesuvio view dining table for 13 guests on the veranda
- Crystal tables for 10 guests in the living room
- Round table for 12 guests in the one-space kitchen
- Two large portable Bluetooth speakers
- 60' Satellite Tv With Netflix And Amazon Prime
- Indoor Pizza oven and BBQ
- Outdoor wood BBQ
- Alfresco chairs and tables areas
- Outdoor bar with sofa and tables equipped with cocktail station, 2 electric wine cellars, a bier dispenser, an ice machine, a dishwasher, and a small fridge and freezer

# FLOOR MAPS

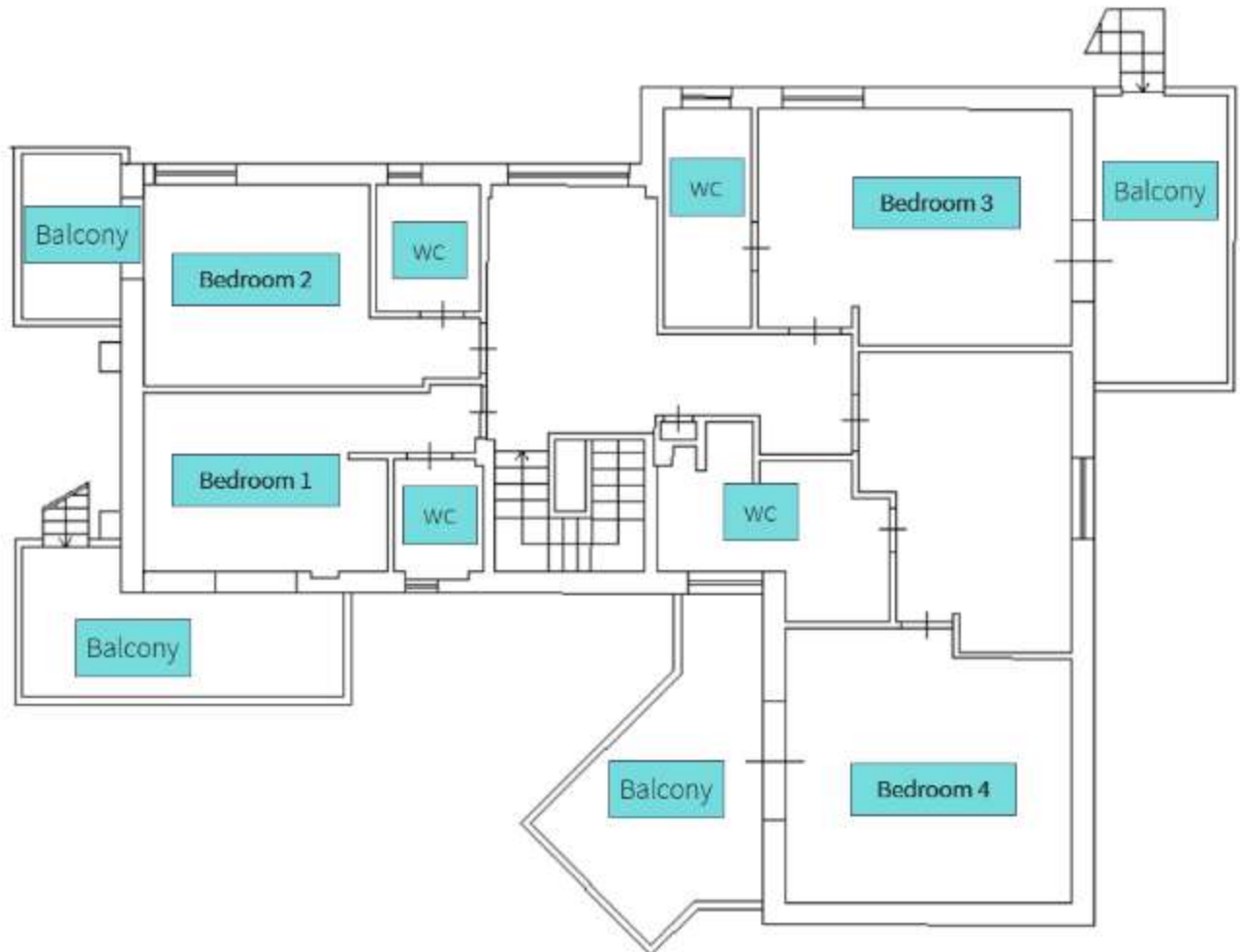
## PROPERTY



## GROUND FLOOR



FIRST FLOOR



## BEDROOMS

### FIRST FLOOR

BEDROOM 1 “RAME” – Guests 2



BEDROOM 2 “GAUDI” – Guests 2



BEDROOM	Double
SIZE	Queen 160 cm x 190 cm
FLOOR	First
PLACE	Main building
SQ.MT	20
AMENITIES	<ul style="list-style-type: none"> <li>▪ Air Conditioning</li> <li>▪ 32” Smart TV</li> </ul>
BATHROOM	Ensuite
TYPE	Shower
NOTES	<ul style="list-style-type: none"> <li>▪ Garden view private balcony</li> <li>▪ Private access to rooftop and the hot tub</li> </ul>

BEDROOM	Double
SIZE	Queen 160 cm x 190 cm
FLOOR	First
PLACE	Main building
SQ.MT	20
AMENITIES	<ul style="list-style-type: none"> <li>▪ Air Conditioning</li> <li>▪ 32” Smart TV</li> </ul>
BATHROOM	Ensuite
TYPE	Shower
NOTES	<ul style="list-style-type: none"> <li>▪ Vesuvio view private balcony</li> </ul>

BEDROOM 3 “ANFORE” – Guests 2



BEDROOM 4 “SETA” – Guests 2 + 2



BEDROOM	Double
SIZE	Queen 180 cm x 190 cm
FLOOR	First
PLACE	Main building
SQ.MT	25
AMENITIES	<ul style="list-style-type: none"> <li>▪ Air Conditioning</li> <li>▪ 36” Smart TV</li> </ul>
BATHROOM	Ensuite
TYPE	Shower
NOTES	<ul style="list-style-type: none"> <li>▪ Vesuvio view private balcony</li> <li>▪ Beds can be divided in two twins (90 cm x 190 cm)</li> </ul>

BEDROOM	Double
SIZE	Queen 160 cm x 190 cm
FLOOR	First
PLACE	Main building
SQ.MT	35
AMENITIES	<ul style="list-style-type: none"> <li>▪ Air Conditioning</li> <li>▪ 32” Smart TV</li> </ul>
BATHROOM	Ensuite
TYPE	Separate shower and jacuzzi tub
NOTES	<ul style="list-style-type: none"> <li>▪ Swimming pool view private balcony</li> <li>▪ Private living room with sofa bed available for 2 guests (160 cm x 190 cm)</li> </ul>

## THE PROPERTY



### Home décor

This residential villa, spanning two floors, is perched on elevated terrain, offering a breathtaking view of the Gulf of Naples and Vesuvius. Reflective of the local architectural style, the structure boasts large windows and white walls that imbue a nautical ambience while amplifying the visual impact. Adding to this, the property features an easily accessible rooftop, further augmenting the panoramic scenery together with the balconies in typical red clay cotto tiles.

### Interior

The interior of the property is divided into two capacious levels, featuring Portugal pink marble and wooden flooring, respectively. The first floor comprises an expansive open-plan kitchen adorned with surfaces crafted from pink black

Brazilian granite, two commodious living rooms, and a veranda that provides a picturesque setting for breakfast or lunch, with copious natural light streaming through the vast windows. The second floor accommodates four bedrooms, each boasting a private balcony.

### Exterior

The yard of the property is partly a green garden with several trees like lemon, greapefruit, banana and palm. The pool area with his sun beds lies in the middle, while the outdoor bar and bbq is under a curved sun shade. All around are areas with tables and chairs, like the veranda on the side of the building. The garden is embellished with details crafted from pietra serena and natural local stone. A dedicated parking area is separated by verdant hedges.



### Swimming Pool

- The swimming pool measures 9 x 4 metres with 0,60 meters shallow to 1,60 meters deep
- Have hydromassage jets, and a shallow end for getting in and getting out ease the access. Water uses a chlorine system purification
- The pool is accessed through no stairs
- Open from April 1 to Ottobre 30

### Hot-tub

The hot-tub is set on the roof top and measures 2 x 2 metres, and it's 0,85 meters deep and is designed for 4 people. The tub features an electric

cover, and the water uses a Chlorine system. It is accessible through the balcony of Bedroom 1.

- Always open

### Entertainment

- Barbecue (BBQ) coal or wood
- Outdoor Bar

### Special events

The following spaces are available for events only, extra costs may occur:

- 40 people seated outside
- Indoor space for 50 guests is available



## EXPERIENCE



Begin your Italian adventure in your villa, complete with a patio for relaxing, reading, listening to music, or sipping on an aperitif while watching the sunset. Take a stroll or go for a jog around the property, and explore the picturesque local wineries on nature walks. Your concierge is available to guide you on experiences to the charming nearby villages and bustling cities in the region, uncovering hidden gems and immersing yourself in the local culture. Italy is a place where history and diverse cultures come together, offering not only delicious food, shopping, and natural beauty, but also a wealth of museums, architecture, and Art to discover.

### LOCATION

Conveniently located on a road, this property is a good fit for guests who want to be close to commercial activities.

### SURROUNDINGS

The villa's surroundings offer several routes with breathtaking views of the seaside and rolling hills

with lemons and grape fields as far as the gaze can grasp; in addition, a walking path of 1,5 km from the nearby village of Seano reaches the seashore. Adjacent to the pool, you can create a wellness zone for massages, yoga, and Pilates.

**Sorrento (10 km)** is one of the most famous towns on the Amalfi Coast in southern Italy. With its stunning views of the Bay of Naples, rich history, and vibrant culture, it is a must-visit destination for any traveller. Charming streets, local cuisine, and ancient ruins aroused by cultural landmarks makes Sorrento a true gem of the Mediterranean

**Positano (18 km)** is known for its pastel-hued buildings perched on cliffs, breathtaking views of the Mediterranean Sea, and lively atmosphere. It has been a popular destination for travellers seeking a taste of Italian coastal life since 1950. Stroll through the winding streets, indulge in the delicious local cuisine, and soak up the sun on the picturesque beaches

**Amalfi (35 km)** was once a central hub for trade, and its shipyards were renowned throughout the Mediterranean. Today is famous for its stunning beaches, crystal-clear waters and breathtaking views. It offers many local restaurants and trattorias to experience this area's authentic flavours of this area and guests can also explore the many art galleries and museums, which showcase the town's rich history and cultural heritage. All around Amalfi is possible to admire the shimmering coastline of the Tyrrhenian Sea and the surrounding hills are constantly covered in lush vegetation and citrus groves



CAPRI

**Naples (50 Km)** is a city that stimulates all the senses and captures the heart of anyone who visits. It is appreciated for the beauty of its Baroque architecture, the significance of the many landmarks like the Royal Palace, the open-air museum of Pompei, the Duomo and the iconic district like Spaccanapoli with its underground archaeological excavations. Naples' mouthwatering cuisine is famous worldwide as

much as the history and importance of Neapolitan pizza.

**Capri (80 km )** is a paradisiac and enchanting island renowned for its natural beauty, fascinating lifestyle and rich history. The beautiful Blue Grotto and the picturesque Faraglioni rock formations summons dream-like images of this coastline. Not to mention the Capri's glamorous lifestyle with its exclusive restaurants and chic aperitifs in the Piazzetta. (reachable by ferry from Naples)

### FOOD EXPERIENCE

Campania's food and wine scene showcases a fusion of ancient culinary traditions and modern innovations, featuring fresh seafood, local produced cheeses, pasta dishes and aromatic and full-bodied wines.

- The most awarded restaurants in the region are: Restaurant Mustafà in Marina di Seano is a renowned place for seafood specialities and traditional cuisine, together with a front sea position, The Osteria Il Barrio is located within Vico Equense and provides an indoor garden with tables outside and exceptional cuisine where tradition can be enjoyed genuinely, surrounded by a citrus garden, Bistro La Tradizione is a small family-run restaurant that treasures traditional food above all, serving cheese, meat and wine using only products of the area
- Experience the Marisa Cuomo winery in Furore, recommended either for red and white wine tasting, visit the Pasta Factory in Gragnano,
- Visit the typical dairy Fernando De Gennaro shop, known in the area for his famous tasting of handmade provolone cheese

## THE BEST OF CAMPANIA

As one of the country's most historically and culturally rich regions, with a landscape that varies from rugged mountains to stunning coastlines, it is known for its vibrant street life, delicious cuisine, and rich history. It is a must-visit destination for anyone travelling to Italy. In this section, we share the iconic and closest locations, hot spots, restaurants and activities we think are worth your attention.

## CULTURAL EXPERIENCE

The territory invites exploration and is rich in culture, architecture and archaeology. We recommend visiting:

- Pompei Archeological Park (18 Km)
- The Ruins of Herculaneum (35 Km)
- The royal Palace of Caserta (63 Km)
- The Greek temples in Paestum (88 Km)

## NATURAL EXPERIENCE

Possible activities include hiking, cycling, sailing - your local concierge can help guests hire boats to explore the coast line.

- Paths of the Gods (24 Km)
- Fjord of Furore ((33 Km)
- Vesuvio National Park (34 Km)

## SHOPPING



Naples is widely recognised for its lively streets, teeming with traditional markets, notably the renowned fish market, and busy thoroughfares showcasing high-end brand boutiques and local vendors. **Capri** and **Sorrento** are favourite destinations for those who are looking for high fashion pieces, and also please those who don't miss out on shopping for creations from local artisan stores

## HOUSE RULES

### VERY IMPORTANT RULES

1. At check-in, the Guest is shown the property to indicate any dysfunctions or damages and accept its condition as proper.
2. If on arrival, the Guest discovers anything is damaged, then this must be immediately reported via mail; otherwise, it will be assumed that the damage was caused by the Guest, and expenses will be automatically deducted from the APA.
3. It is forbidden to tamper with the water, heating, gas, and solar panel systems, controls and displays; any damages or repairs incurred for this reason, must be paid by the Guest.
4. We recommend that you write to [service@admaioragroup.com](mailto:service@admaioragroup.com) in case of faults or anything notable. Claims not promptly reported will not be taken into account.

### GENERIC

5. No smoking inside.
6. The Guest agrees to use the premises as a private holiday residence and not for any illegal or immoral purposes, or any other purpose without written authorisation.
7. The Guest agrees to take all reasonable care of the premises, including the pool and grounds, to leave the premises and the furniture in a tidy state of repair and condition, not to deface, make any alterations or additions to the interior or exterior, not to remove any of the furniture from its position and keep the furniture, soft furnishings, and equipment in their present state of condition, and/or cover the cost to replace with equal/similar articles, any items of furniture which may be found to be missing or damaged.
8. More hours of cleaning may be needed, depending on the size and habits of the Guest's group: the Local Partner's team will automatically increase hours and personnel if required, to be accounted as extra, to maintain the house clean and ready for current and upcoming guests.

9. Children must be supervised closely.
10. All services that are not originally included in the rent have an extra cost to be subtracted from the APA, among which we mention for simplicity and not for completeness: staff hours needed to complete assigned tasks, extra cleaning needed to keep the property in a tidy state, towels changed because requested by guests or left on the floor, damages caused, extra cleaning due to the presence of animals.
11. The Guest agrees not to play on the premises any musical instrument or sound equipment between 11.00 pm and 8.00 am or to be audible outside the Premises unless written authorisation.
12. The pool and gym equipment, where present, must not be used under the influence of alcohol or psychotropic medications.
13. The Guest agrees to permit the owners and their staff in charge access to the premises to deal with any maintenance or security issues.

### FOR SWIMMING POOLS AND/OR TUBS

14. Children under seven years old or under four feet tall must be accompanied by a parent or responsible person in a swimsuit, including in the water; while in the water, the parent/responsible person must remain within arm's reach. Do not use inflatable or floating items in horizon/infinity pools
15. Please walk and do not run around the pool
16. Please be aware of the pool depth indicated either in the local documents and/or in the travel documents issued by the agency.
17. Please do not enter the pool with a copious amount of sun cream or tanning oil on your skin to avoid damage to the liner or protective layer or filters.
18. No breakable items, e.i. glasses, bottles, etc., are permitted around the pool.
19. In case of an emergency, call your concierge immediately.