



## Property 10796



**Number of beds:** 10 + 6  
**Bedrooms:** 5



Air Conditioning Throughout



Air Conditioning In The Bedrooms



Hair Dryer In The Bathrooms

**Safe**

Safe available in each room.

**Available For Events**

On request, the villa is available for small events.



Stereo system and DVD

**Minibar and tea or coffee making facilities**

Available in all the bedrooms.



Internet in the garden and common areas

**The maximum distance from the city centre is 1.5 km**

The villa is just a 5-minute walk from the main square.



Dishwasher



Washing Machine

**Mattress sizes and bed dimensions**

Main Villa: Master bedroom (98 sqm): 2 Canopy queen-size beds  
En-Suite Bathroom with Jacuzzi tub and shower  
Blue & White Room (28 sqm): 1 Queen-size bed  
En-Suite Bathroom with Jacuzzi tub and shower  
Circular room (62 sqm): 2 Queen-size beds  
Private bathroom with shower  
Dépendance: Bedroom 1 (25 sqm): 2 Queen-size beds + en-suite bathroom with shower  
Bedroom 2 (28 sqm): 1 Queen-size bed + en-suite bathroom with shower

## Bath amenities

Complimentary toiletries available.

## Nearby

The villa is just a 5-minute walk from the main square.



### Gym



### Swimming Pool

The villa features two outdoor pools, one of which can be heated.



### Indoor Pool

The villa features an indoor heated pool.



### Heating



### Heated Pool



### Housekeeping

Two maids with the following time schedule: From 8:30 am to 12:30 pm, from 6:00 pm to 8:00 pm.



### SPA

Heated pool, sensory showers, massage bed, fitness area, Turkish bath, relax area.



### Staff living on site

The members of the staff have a room in the villa.



### Satellite TV



### City Views



### Sea Views



### Wi-Fi

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

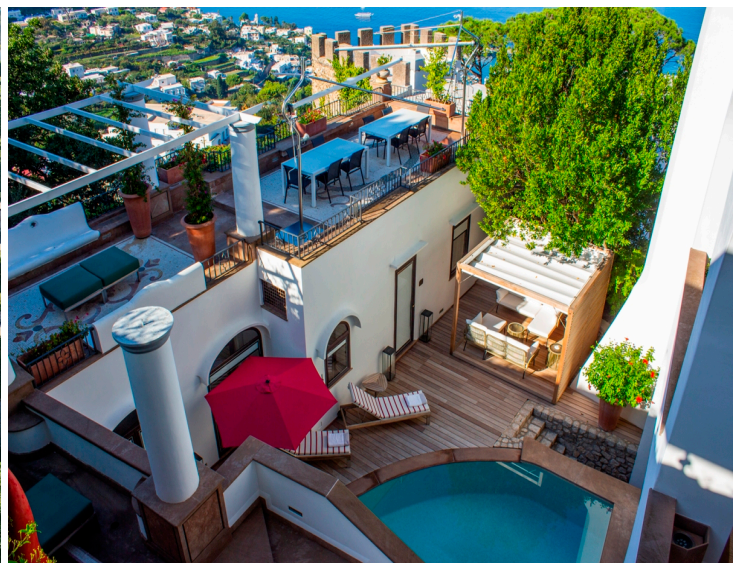


## NEARBIES

Villa Augustea is 44 km from Naples Capodichino International Airport and 109 km from Salerno Costa d'Amalfi Airport. The villa is 150 m from the Faraglioni Rocks, 300 m from the famous Piazzetta, 600 m from Augustus Gardens, 2 km from Villa San Michele, 3 km from Villa Jovis, and 7 km from the Blue Grotto. The villa is also close to some of Capri's best beaches: 900 m from Marina Grande, 1 km from Marina Piccola, and 3 km from Bagni di Tiberio.

## FEATURES

- 5 Bedrooms (3 in the Main Villa + 2 in the Guest House)
- 5 Bathrooms
- 2 Outdoor Swimming Pools (Including 1 Heated)
- Furnished Poolside Area
- Fully-Equipped Kitchen With Top-of-the-Line Appliances
- Living Area with Bang & Olufsen TV
- Dining Area with Large Table
- Breakfast Area
- Indoor Heated Pool with Jacuzzi
- Relaxation Area With Comfortable Massage Bed
- Sensory Showers
- Turkish Bath
- Fitness Area
- Multiple Terraces With Panoramic Views
- Outdoor Dining Area with Pizza Oven
- Outdoor Lounge Areas
- Lush Landscaped Garden
- Bang & Olufsen TVs
- Dolby Surround Sound System
- Exquisite Artworks
- Nespresso Machine
- Stove and Dishwasher
- Oven and Microwave
- Full Security System
- Wi-Fi (Throughout)
- Private Parking



# DESCRIPTION

## Property 10796 - CAPRI

### 5 Bedrooms

#### Location and Surrounding Area

Property 10796 boasts an enviable location just a few minutes' walk from the iconic Piazzetta of Capri, the island's vibrant heart. Nestled in a quiet, elevated position, it offers both proximity to the lively centre and a peaceful retreat away from the crowds. Guests can easily explore the charming streets, luxury boutiques, and renowned restaurants, while also enjoying the villa's serene surroundings and breathtaking views of the Bay of Naples. The villa's central location makes it an ideal base for experiencing the best of Capri.

Capri, a stunning island off the coast of Naples, is renowned for its dramatic cliffs, crystal-clear waters, and lush landscapes. Its natural beauty has attracted visitors for centuries, from ancient Romans to modern-day travellers. The island is an enchanting mix of rugged terrain, vibrant greenery, and captivating views, offering a unique escape from the bustling mainland. Whether you are seeking relaxation or adventure, Capri provides the perfect blend of serenity and exploration.

The island's iconic landmarks include the Blue Grotto, a mesmerizing sea cave with glowing, vibrant blue waters, and the Faraglioni, three striking rock formations that rise dramatically from the sea. The Piazzetta, Capri's lively main square, is at the heart of the island's social life, surrounded by cafés, restaurants, and luxury shops, offering a taste of Capri's cosmopolitan flair. Scenic walking paths, like those leading to the Augustus Gardens, provide visitors with breathtaking panoramic views of the coastline.

Capri's combination of natural beauty and exclusive atmosphere makes it the ideal destination for those looking to unwind and indulge in island life. Its charming villages, upscale boutiques, and renowned restaurants offer plenty of opportunities to explore, while its history and cultural heritage provide a deeper connection to the island's past. Whether you prefer to relax on a beach, enjoy a boat tour, or explore hidden corners of the island, Capri offers a wealth of experiences for every type of traveller.

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#### The Property

Property 10796 is a luxurious and sophisticated villa located just a few steps from the famous Piazzetta of Capri, in one of the island's most exclusive and scenic areas. This exceptional residence blends refined design with Capri's traditional hospitality, offering guests an intimate yet grand experience. With spacious accommodation for ten plus six guests, the villa features five elegantly appointed rooms, including three bedrooms in the main villa and two additional bedrooms in the separate guest house.

The exterior of the villa perfectly complements its stunning location, surrounded by lush greenery and offering panoramic views of the Bay of Naples. Set within a landscaped garden, the villa features several terraces ideal for outdoor living. Two outdoor pools, including a heated pool, provide a relaxing space to enjoy the sea breeze, while sun loungers and shaded lounge areas ensure comfort. The terraces also offer elegant dining spaces, including an al fresco dining area and a pizza oven.

Inside, the villa exudes timeless elegance, with every room showcasing sophistication. The living area offers ultimate relaxation, featuring a Bang & Olufsen TV, Dolby surround sound, and stunning artwork. Three white sofas with blue cushions add a pop of colour, complementing the blue accents in the décor. The dining area includes a large table for twelve guests, while the fully-equipped kitchen features top appliances. A breakfast area between the kitchen and dining space offers a cosy spot for morning coffee.

The Master Bedroom, with twin queen-size beds (4 guests), includes a lounge area, a walk-in wardrobe, and a bathroom with a Jacuzzi. The Blue & White Bedroom features a queen-size bed (2 guests) and a



Jacuzzi tub in the bathroom. The Circular Bedroom, with its round design, has two queen-size circular beds (4 guests) and a bathroom with a shower. The guest house offers two bedrooms, each with an ensuite bathroom. The first bedroom features two queen-size beds (4 guests) and the second features a queen-size bed (2 guests).

The SPA area is a tranquil retreat designed for relaxation and rejuvenation. At its heart is the indoor heated pool with a Jacuzzi, offering soothing relaxation. Surrounding the pool, sensory showers enhance the calming atmosphere. Between the pool and the relaxation area with a massage bed, a fitness zone provides an opportunity for guests to stay active. The wellness area also features a Turkish bath, perfect for unwinding and detoxifying.

Please note that the villa comfortably accommodates up to 10 guests in 5 double bedrooms. As mentioned, three of these rooms feature two double beds each, which can either be used as two large, comfortable single beds for two guests or as a setup for up to four guests per room. This flexible arrangement allows the villa to host an additional 6 guests, bringing the total capacity to a maximum of 16.



PHOTOS





