



The Real Estate Opportunity

The estate in question is located on the northwestern slope of Mount Solaro, with the main entrance from Via Monte Solaro and two other different entrances. The complex is served by a private funicular railway and is located in a central and panoramic location.

The main building is divided into 4 residential units, plus three rural buildings, better described below, and covers a total area of about two hectares.



The main building

The main building take up an 550 sqm. surface including portico, patio and terraces; it insists on an area of 2,070 sqm. total and it is shared on three levels with four residential units composed as follows:

1) a downstairs apartment composed by a kitchen, three rooms (all with sea view) with three bathrooms and a large terrace level, completely renovated and equipped;

2) a ground floor apartment composed by four large rooms with Tuscan terracotta floor, kitchen, large cellar, hallway, bathroom, and a covered porch. The presence of two large windows permit the sea views of Ischia and Procida islands and makes particularly attractive the apartment;

3) a first floor apartment consists of hallway, four bright rooms with three bathrooms, tiled floor of Vietri ceramic, all with access through the balconies of a large terrace with a panoramic level;

4) an apartment shared on two levels; on the ground floor there are two rooms, utility room and a large covered porch and scenic; on the first floor there are two rooms with annex facilities, a panoramic balcony and also a rooftop garden, the rear by a laundry room, all connected by an external staircase with possibility of creating an interior.

The building is also accessed through a large terrace with a colonnade, which is attached to a local garage and a 6 sqm. warehouse. near the entrance of Via Monte Solaro.



The rural buildings

The property is surrounded by one hectare of terraced vineyards on which stand three farm buildings about 50, 30, and 11 sqm. plus other detached plots of land, currently not cultivated but full of tall trees and typical Mediterranean plants.

The rural building larger (50 sqm.) has already a building permit for changing to residential destination and already adapted for the structural part; it also has the opportunity to benefit from further access, totally independent, which connects directly to Via Capodimonte, the picturesque way of traditional shops next to the famous Piazza Vittoria and Villa San Michele.

The entire building complex is panoramic with views on Naples Bay, Ischia and Procida islands and, in good weather conditions, on Ponza and Ventotene islands.

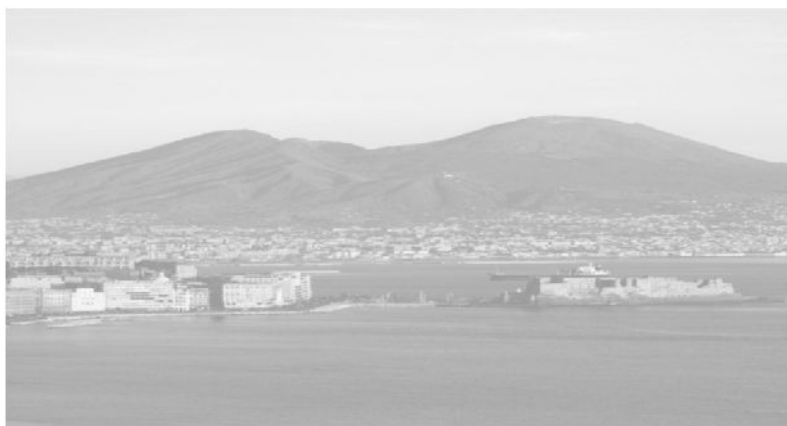


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