



AM Luxury Immobiliare propone in vendita...bilocale divisibile in 2 mono locali  
**CAPRI** (località Marina Piccola) “off line” rep 122

® soluzione off line - vietata la riproduzione di foto - Offline solution - photo reproduction prohibited - Offline-Lösung - Fotoreproduktion verboten



“la felicità è conoscere & meravigliarsi...”  
“happiness is knowing & marveling ... ”  
“Glück ist Wissen & Staunen ... ”

**La soluzione** in vendita da parte della Caracciolo Consulting agenzia immobiliare real estate luxury che opera nel settore immobiliare senza siti web o social o piattaforme web ecco il motivo perché definita “off line” curando la privacy dei proprietari e la riservatezza dei potenziali acquirenti, tutto in modo molto esclusivo e professionale.

L'immobile ~~è~~ è una proprietà ultra novantenne fino alla fine. L'immobile situato sull'Isola di Capri nel Comune di Capri, nella località Marina Piccola, una delle zone geografiche dell'isola più richiesta per i colori del mare sempre bandiera blu, più conosciuta al mondo. La soluzione è totalmente indipendente, sul fronte strada senza l'obbligo di fare scalini per accedere all'abitazione.

L'ingresso dal cancelletto trova uno spazio antistante lungo tutti gli affacci esterni sulla strada dall'abitazione trovandosi al pian terreno.

Vicino ai supermarket, vicino all'Ospedale, vicino alle fermate dei mezzi pubblici, trovandosi nei pressi del bivio da capri ed Anacapri, è servita da tutti i servizi.

La caratteristica di queste soluzioni abitative in queste zone geografiche è per la maggior parte della giornata essere esposte a sud e quindi soleggiate e piene di luce.

#### **La consistenza:**

- ✓ 120 mq circa si sviluppa l'intera abitazione
- ✓ 59 mq di spazi esterni composto da un lungo corridoio antistante tutti gli affacci esterni
- ✓ 59 mq di spazi interni composta da num 2 camere con 2 bagni Wc, un soppalco sopra il salone cucina



**Riflessione:** la soluzione resta strategica per posizione geografica iniziando a percorrere Via Marina Piccola superato l'Ospedale Capilupi a 150 mt troviamo la soluzione da vendere. Per chi cerca “un piede a terra a Capri” è l'ideale.

L'immobile bilocale è bene divisibile in due mono locali, avendo entrate separate, con una rispettiva finestra e relativo bagno. Oggi ricercatissime queste strutture situate a Capri per poterle adibire nei periodi di non utilizzo ad una fruizione turistico ricettiva. Offrendo la vicinanza al mare in pochi minuti, a soli 1 km dal Lido Da Gioia in Via Mulo, ovvero ma il mare di Marina Piccola di fronte ai Faraglioni di Capri.

**The solution for sale by Caracciolo Consulting**, a luxury real estate agency that operates in the real estate sector without websites or social networks or web platforms, this is the reason why it is defined as "off line", taking care of the privacy of the owners and the confidentiality of potential buyers, all in very exclusive and professional way.

The property for sale was inhabited by the ninety-year-old owner until the end. The property is located on the Island of Capri in the Municipality of Capri, in the Marina Piccola area, one of the most requested geographical areas of the island for the colors of the sea always blue flag, best known in the world .The solution is totally independent, facing the street without the need to take steps to access the house. The entrance from the gate finds a space in front along all the external faces on the street from the house being on the ground floor. Close to supermarkets, close to the hospital, close to public transport stops, being near the crossroads from Capri and Anacapri, it is served by all services.

The characteristic of these housing solutions in these geographical areas is for most of the day to be exposed to the south and therefore sunny and full of light.

#### **The consistency:**

- ✓ The entire house develops around 120 square meters
- ✓ 59 m<sup>2</sup> of outdoor spaces consisting of a long corridor in front of all the external views
- ✓ 59 m<sup>2</sup> of interior space consisting of 2 bedrooms with 2 bathrooms, a mezzanine above the kitchen lounge



**Reflection:** the solution remains strategic due to its geographical position starting along Via Marina Piccola after the Capilupi hospital at 150 meters we find the solution to sell. For those looking for "one foot on the ground in Capri" it is ideal.

The two-room property can be easily divided into two studio rooms, having separate entrances, with a respective window and relative

bathroom. Today these structures located in Capri are highly sought after in order to be able to use them for tourist accommodation use during periods of non-use. Offering proximity to the sea in just a few minutes, just 1 km from Lido Da Gioia in Via Mulo, or rather the sea of Marina Piccola in front of the Faraglioni of Capri.



**Die zum Verkauf stehende Lösung von Caracciolo Consulting**, einer Luxusimmobilienagentur, die im Immobiliensektor ohne Websites oder soziale Netzwerke oder Webplattformen tätig ist, ist der Grund, warum sie als "offline" definiert wird und sich um die Privatsphäre der handelt Eigentümer und die Vertraulichkeit potenzieller Käufer, alles auf sehr exklusive und professionelle Weise. Das zum Verkauf stehende Anwesen wurde bis zum Ende vom 90-jährigen Eigentümer bewohnt. Das Anwesen befindet sich auf der Insel Capri in der Gemeinde Capri, in der Gegend von Marina Piccola, einem der gefragtesten geografischen Gebiete der Insel die Farben des Meeres immer blaue Flagge, am bekanntesten in der Welt. Die Lösung ist völlig unabhängig und blickt zur Straße, ohne dass Schritte unternommen werden müssen, um das Haus zu betreten. Der Eingang vom Tor findet einen Platz vorne entlang aller Außenflächen auf der Straße von dem Haus, das sich im Erdgeschoss befindet. In der Nähe von Supermärkten, in der Nähe des Krankenhauses, in der Nähe von Haltestellen der öffentlichen Verkehrsmittel, in der Nähe der Kreuzung von Capri und Anacapri, wird es von allen Dienstleistungen bedient. Das Merkmal dieser Wohnlösungen in diesen geografischen Gebieten ist, dass sie den größten Teil des Tages nach Süden ausgerichtet und daher sonnig und lichtdurchflutet sind.

#### **Die Konsistenz:**

- Das gesamte Haus entwickelt sich auf rund 120 Quadratmetern
- 59 m<sup>2</sup> Außenräume, bestehend aus einem langen Korridor vor allen Außenansichten
- 59 m<sup>2</sup> Innenraum, bestehend aus 2 Schlafzimmern mit 2 Bädern, einem Zwischengeschoss über der Wohnküche



**Reflexion:** bleibt die Lösung aufgrund ihrer geografischen Lage strategisch, beginnend entlang der Via Marina Piccola nach dem Capilupi-Krankenhaus in 150 Metern Entfernung finden wir die Lösung zum Verkauf. Für diejenigen, die "einen Fuß auf dem Boden in Capri" suchen, ist es ideal.

Die Zweizimmerwohnung lässt sich problemlos in zwei Studiozimmer mit separaten Eingängen, je einem Fenster und dazugehörigem Bad

aufteilen. Heute sind diese auf Capri gelegenen Strukturen sehr begehrt, um sie in Zeiten der Nichtbenutzung als touristische Unterkunft nutzen zu können. Mit der Nähe zum Meer in nur wenigen Minuten, nur 1 km von Lido Da Gioia in der Via Mulo entfernt, oder besser gesagt dem Meer von Marina Piccola vor den Faraglioni von Capri.



# AM Luxury Immobiliare

- Spese commissione agenzia in mediazione 5 %
- Prenota subito una visita se questo report ha suscitato un'emozione, invia la richiesta indirizzo mail [info@amluxuryimmobiliare.it](mailto:info@amluxuryimmobiliare.it) scrivendo “**interesse per CAPRI 122**”

lasciando i tuoi dati anagrafici e contatto telefonico sarai seguito dal nostro centro di assistenza per la prenotazione del sopralluogo

# AM Luxury Immobiliare

- Agency commission fees in mediation 5 %
- Book a visit now if this report has aroused an emotion, send the request email address [info@amluxuryimobiliare.it](mailto:info@amluxuryimobiliare.it) writing "**Interest in CAPRI 122**" leaving your personal data and telephone contact you will be followed by our assistance center for booking the inspection

# AM Luxury Immobiliare

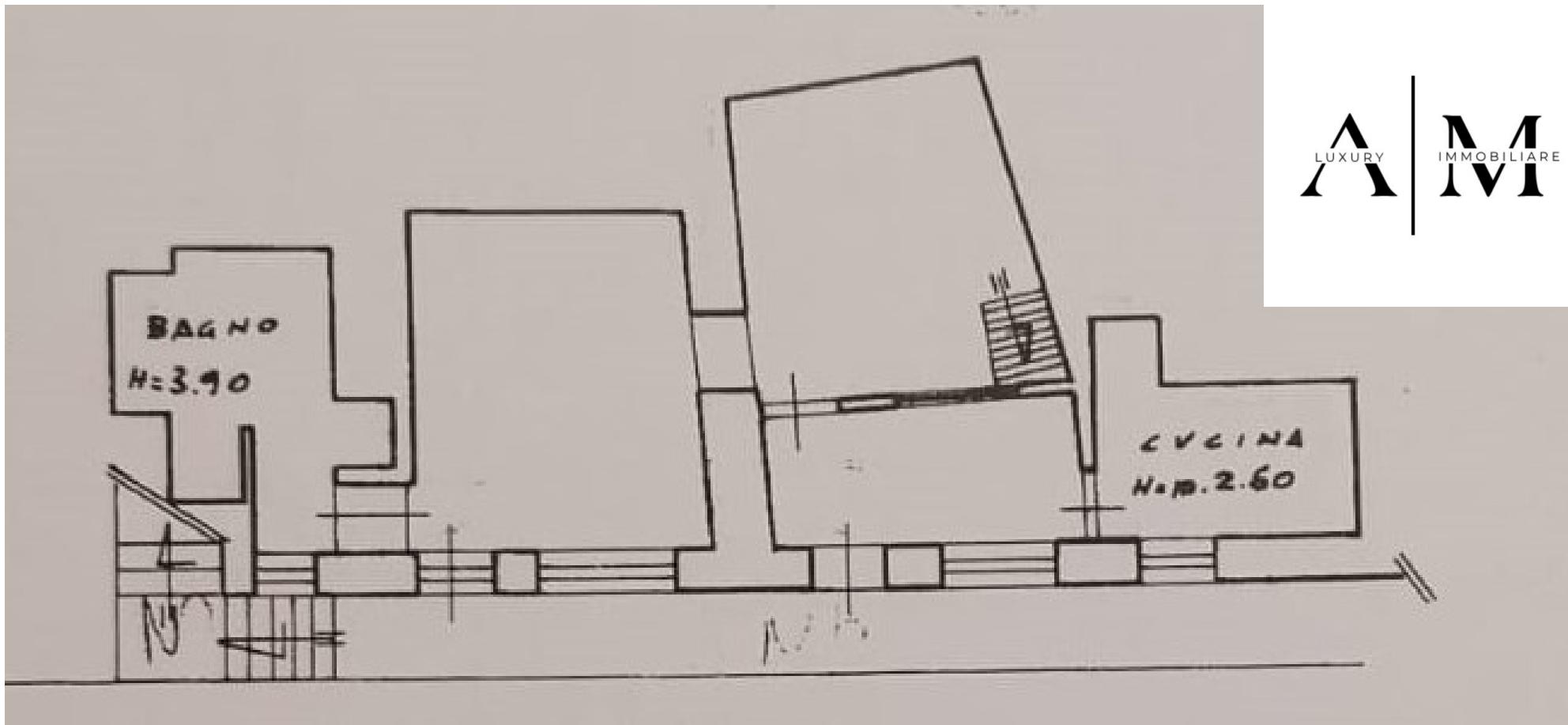
- Vermittlungsgebühren in der Vermittlung 5 %
- Buchen Sie jetzt einen Besuch, wenn dieser Bericht Emotionen geweckt hat, senden Sie ihn ab die Anfrage-E-Mail-Adresse [info@amluxuryimmobiliare.it](mailto:info@amluxuryimmobiliare.it)

Schreiben "**Interesse an CAPRI 122**"

Hinterlassen Ihrer persönlichen Daten und Telefonkontakte

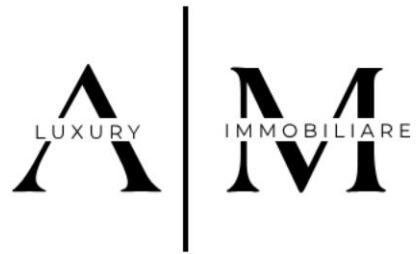
Sie werden von unserem Assistenzzentrum zur Buchung der Inspektion begleitet

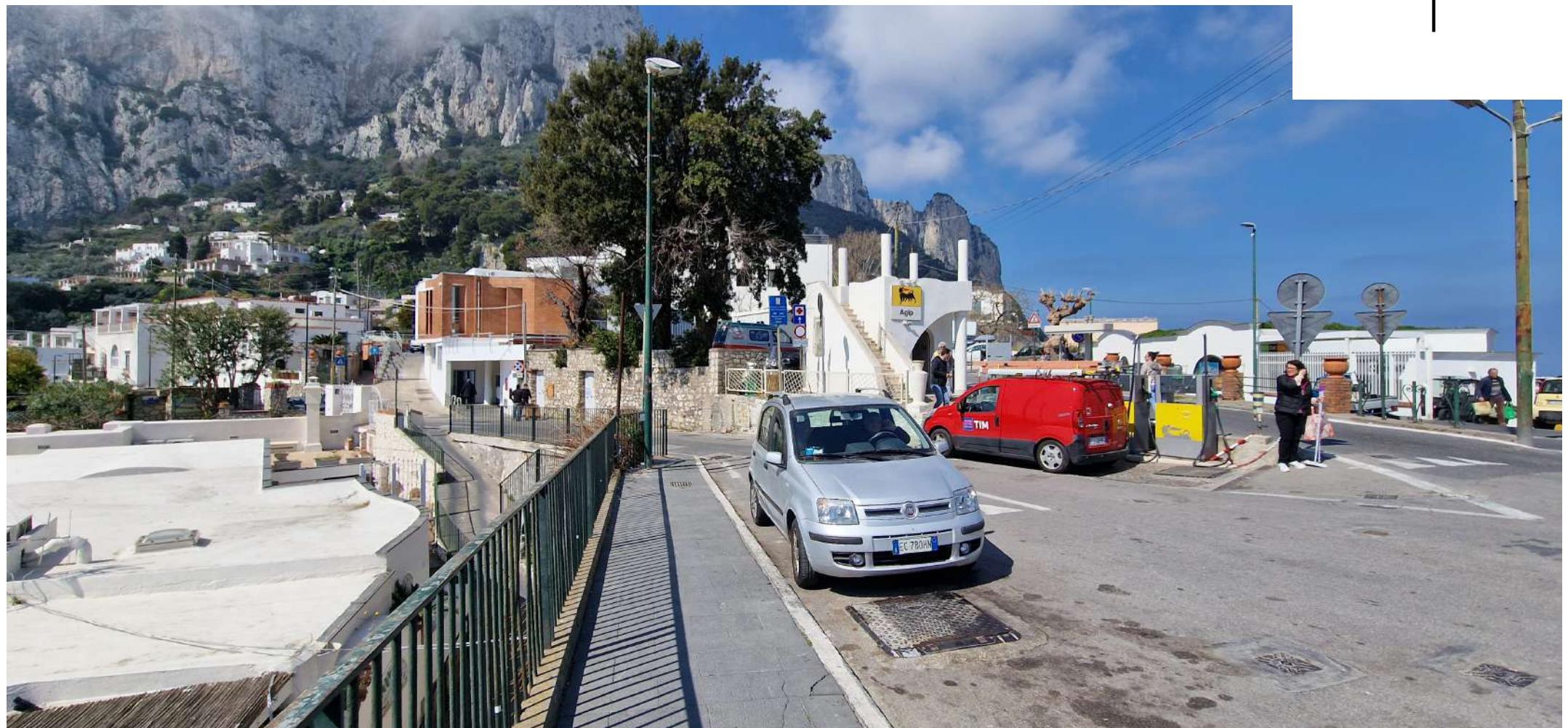
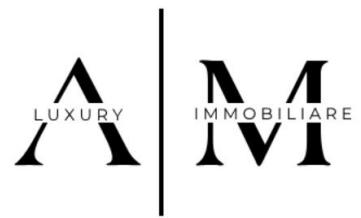
---

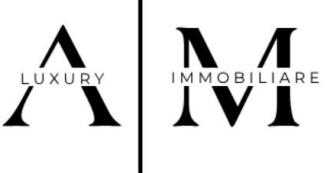


LUXURY  
A | M  
IMMOBILIARE

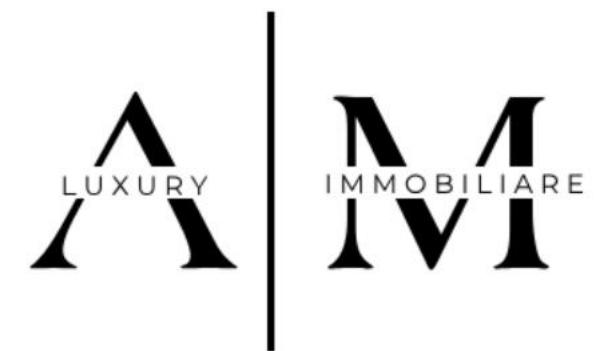




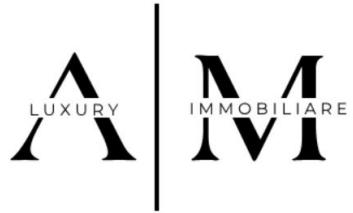


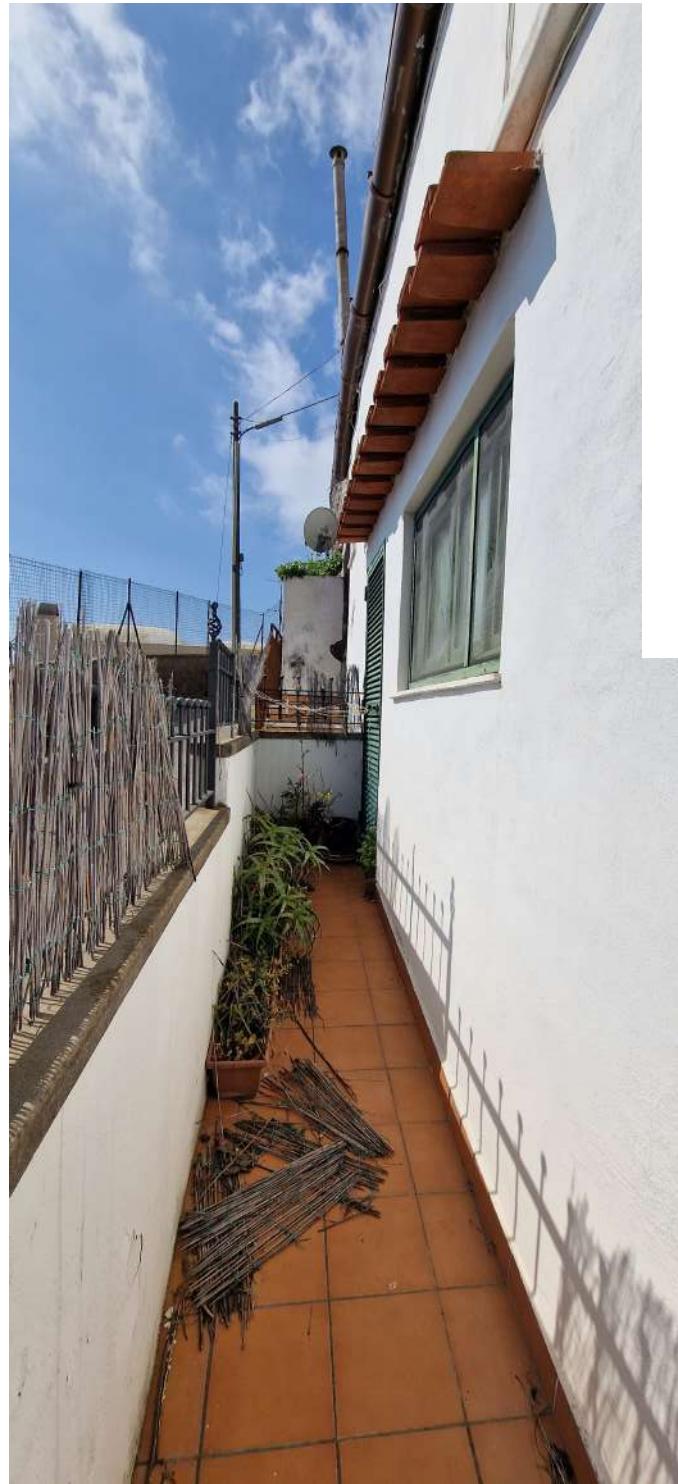








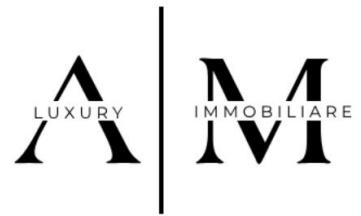


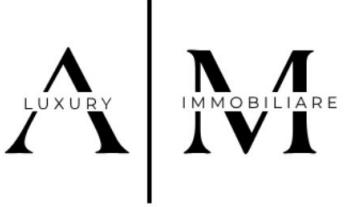


A  
LUXURY

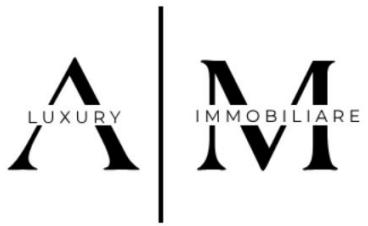
M  
IMMOBILIARE







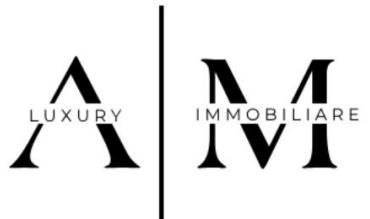




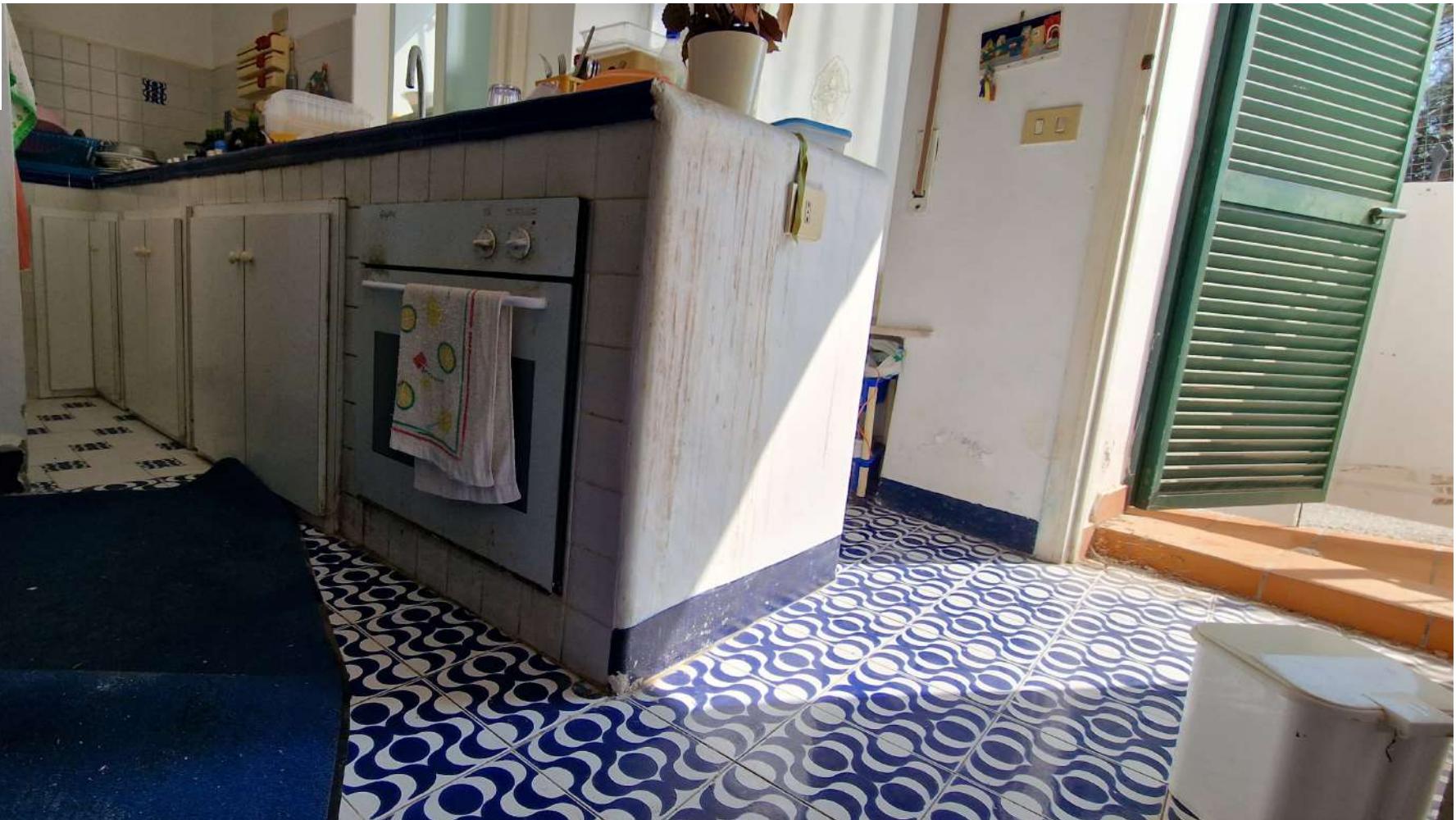
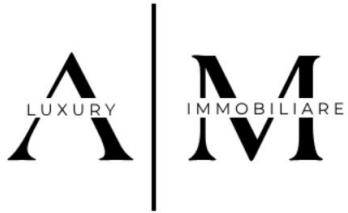
LUXURY  
A

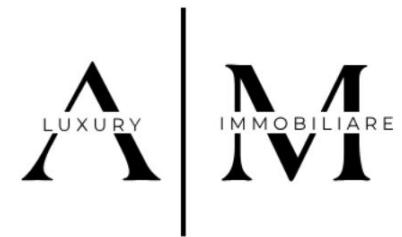
IMMOBILIARE  
M

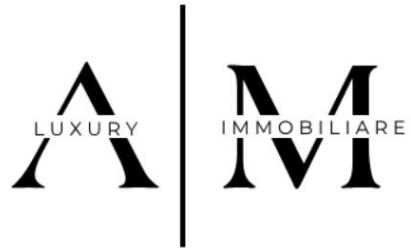








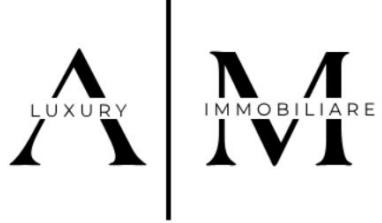


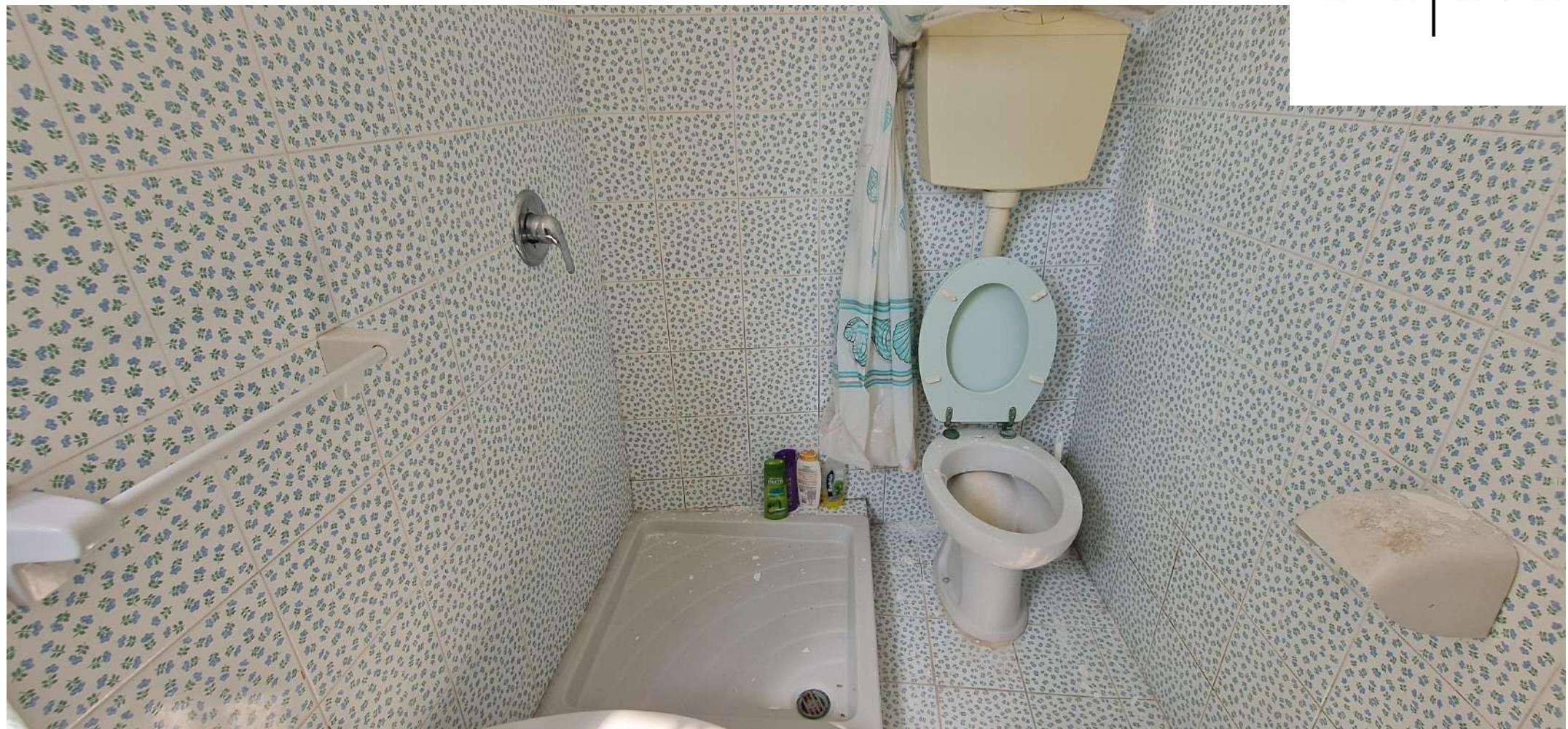








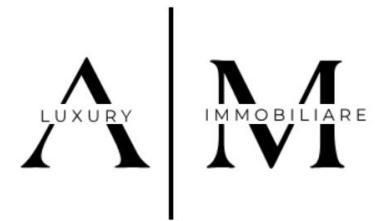


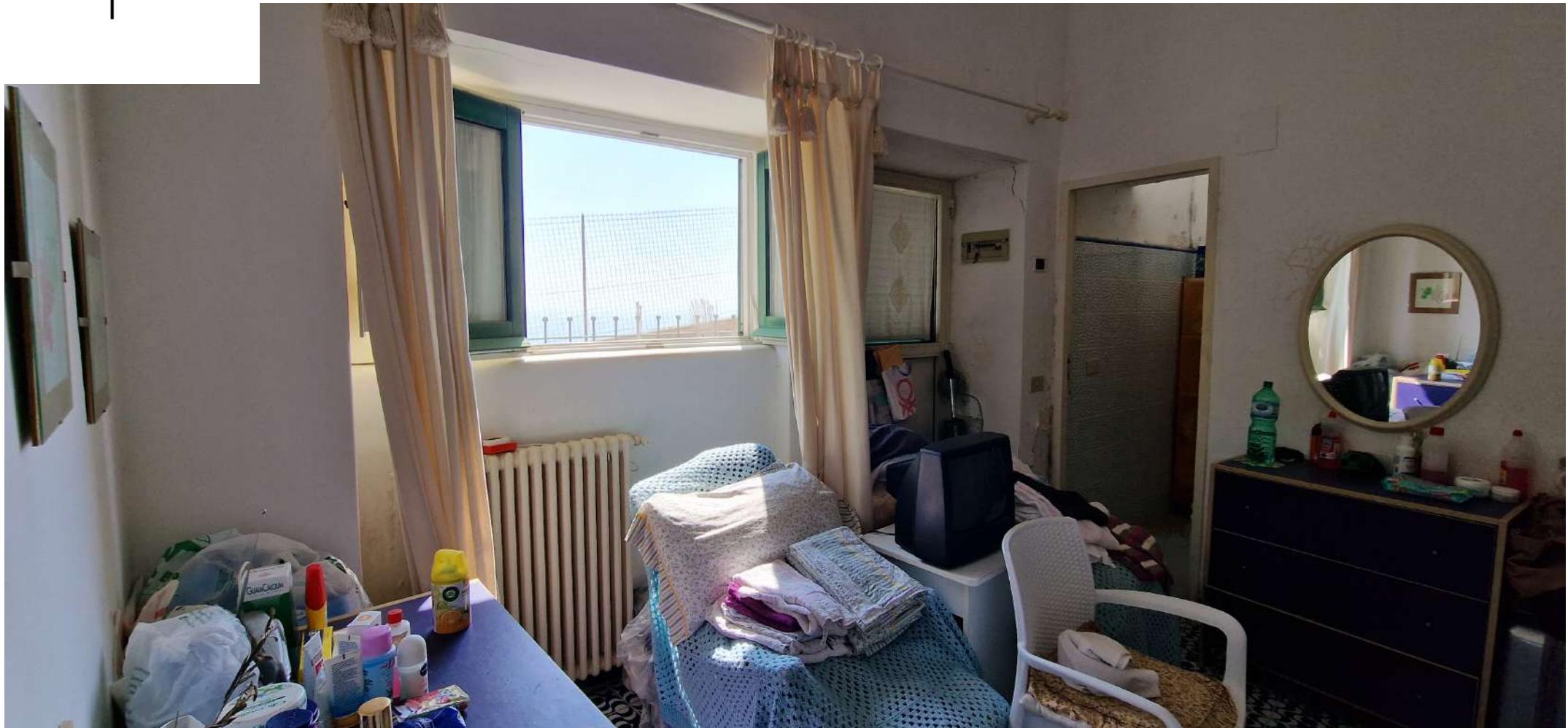
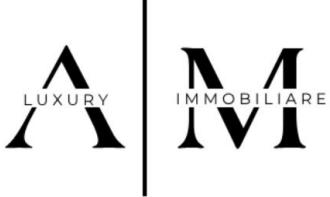


LUXURY

IMMOBILIARE





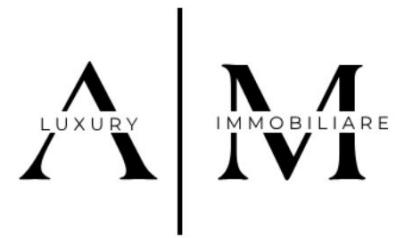


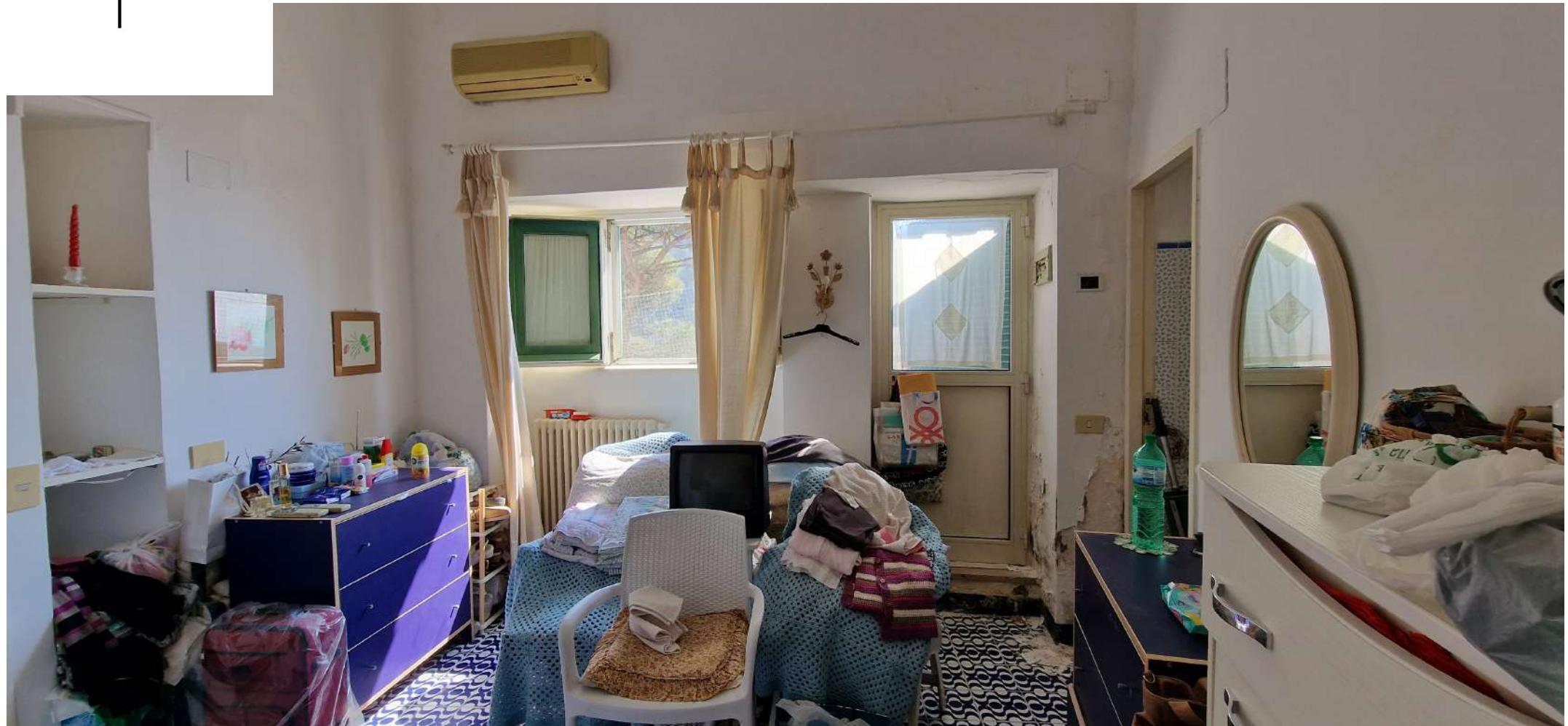
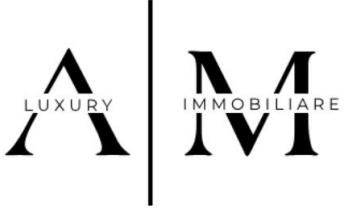


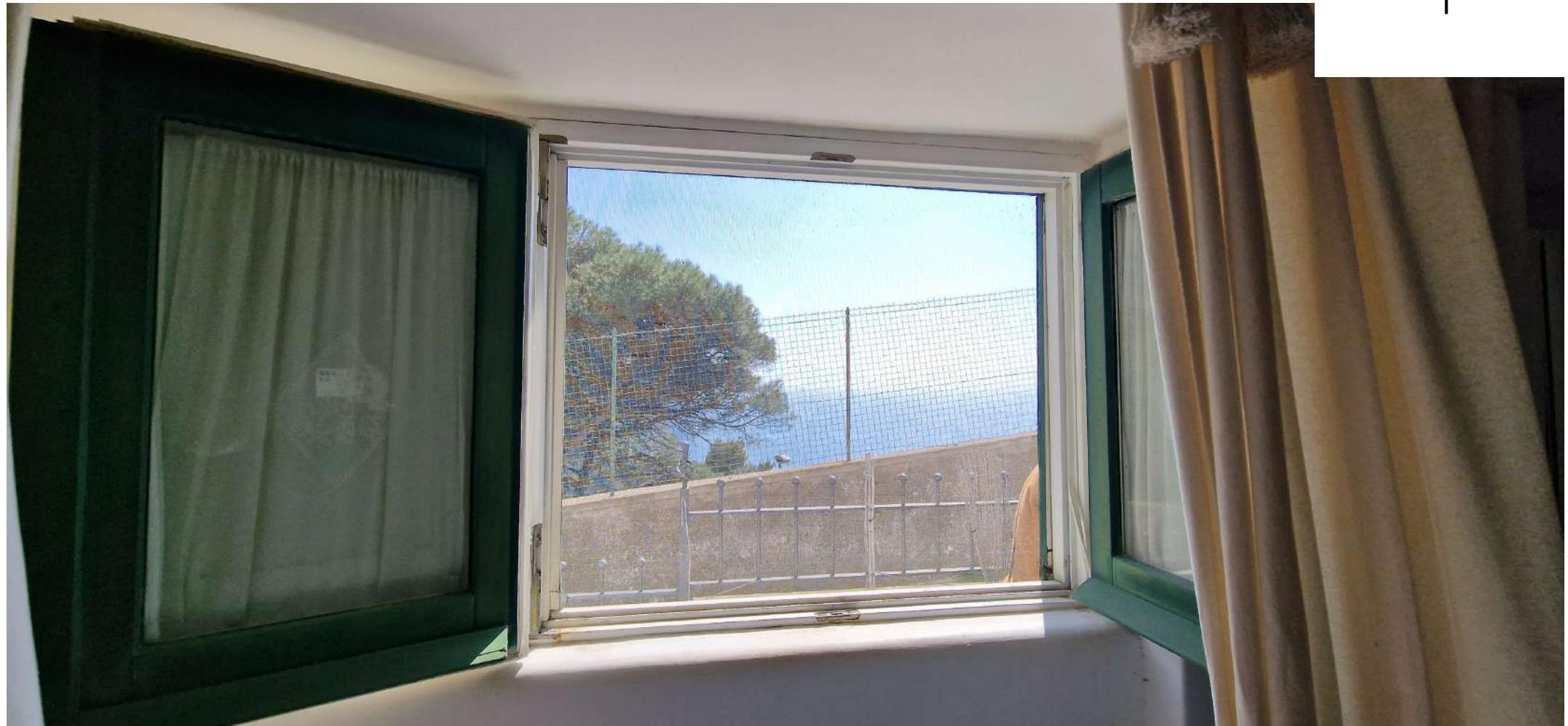
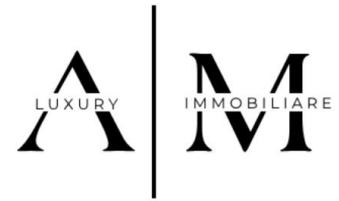










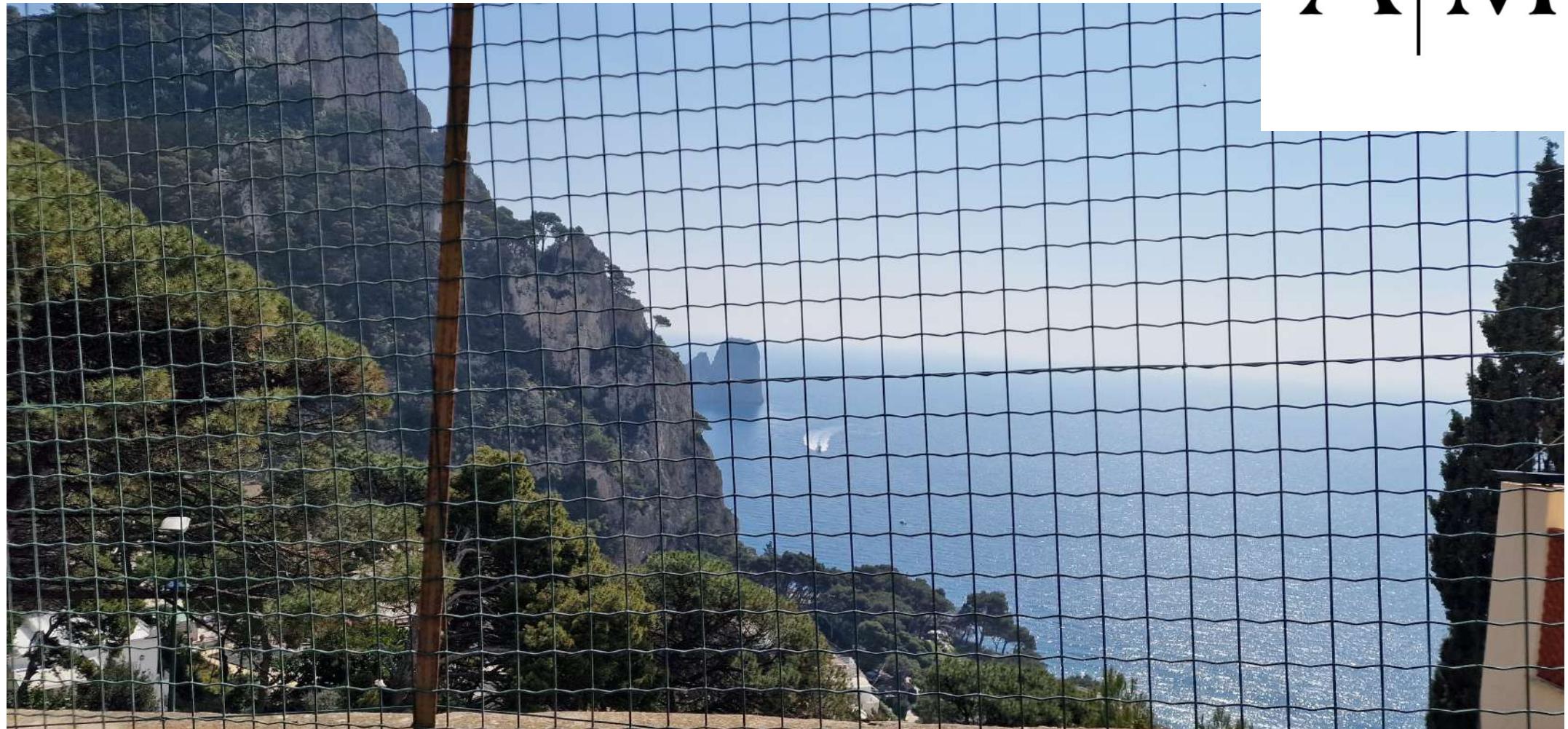


LUXURY  
A | M  
IMMOBILIARE











Google Earth



Google Earth



Google Earth Data delle immagini: 12/07/20  
Google Data SIO, NOAA, U.S. Navy, NGA, GEBCO Landsat / Copernicus

200 m



