

Campo Nell'Elba – Toscana

# Prestige Villa on Elba Island: Luxury and Privacy Surrounded by Nature

Property ID: IT242941502



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**PURCHASE PRICE: 1.496.000 EUR • LIVING SPACE: ca. 293 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 6.000 m<sup>2</sup>**

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## At a glance

Property ID	IT242941502
Living Space	ca. 293 m²
Rooms	6
Bedrooms	5
Bathrooms	5
Year of construction	1980

Purchase Price	1.496.000 EUR
Commission	Subject to commission
Total Space	ca. 430 m²
Usable Space	ca. 351 m²

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	200.00 kWh/m²a
Energy certificate valid until	20.03.2034	Energy efficiency class	G



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## A first impression

This beautiful villa typical of Elba Island is an oasis of tranquility, luxury and privacy, perfectly integrated into the natural landscape. Situated in a panoramic position, it offers breathtaking views of the surrounding hills and the sea, surrounded by a large private land that guarantees maximum privacy and serenity.

The property consists of two main blocks, living and sleeping areas, connected by an elegant covered porch that serves as the perfect transitional space between indoor and outdoor spaces. This space opens onto the terrace with swimming pool, the heart of the villa, ideal for moments of relaxation and conviviality, with the Elban nature as a backdrop.

### Elegant and Functional Interior

Living area: a spacious and bright living room, designed to offer maximum comfort, with large windows framing the outside view and allowing natural light to flood the space. Perfect for relaxing family time or entertaining guests.

Kitchen: a fully equipped and spacious kitchen, ideal for those who love to cook and receive. Modern design is combined with fine elements, offering functionality and style.

Sleeping area: three double bedrooms, including one master. The master suite has a private bathroom and direct access to the terrace, offering a privileged view of the pool and garden. The other two spacious and bright double rooms are perfect for accommodating family and friends.

Guest room: a fourth room, independent and private, perfect for accommodating guests in comfort.

Caregiver or staff room: a dedicated area for caregivers, with separate access to ensure privacy and functionality, perfect for those who need caregivers or resident staff.

### Outdoor Spaces.

The large porch that connects the two blocks overlooks a magnificent swimming pool, framed by the surrounding nature and with ample sunbathing areas in which to relax. The expansive garden offers not only beauty but also the possibility of developing additional recreational areas, such as a vegetable garden or tennis court. The villa is nestled in grounds that provide maximum privacy and seclusion, without sacrificing proximity to services.

### Comfort and Amenities

Double garage: ample space to park two cars, with direct access to the villa.

Cellars: useful for storing wine, oil or garden equipment.

Utility rooms: functional and practical rooms, suitable for laundry, utility rooms and storage.

This villa represents the perfect combination of luxury, comfort and harmony with nature. A unique opportunity for those seeking an exclusive residence on Elba Island, ideal both as a main house and as a summer residence.

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## Details of amenities

The villa is fully equipped with:

This exclusive residence is the result of a complete renovation, carried out between 2017 and 2018, which has given the property a modern and functional character, while maintaining the authentic charm of its surroundings. Every detail has been carefully thought out to provide maximum comfort and security.

The house is equipped with an advanced alarm system and a hot/cold air conditioning system in all rooms to ensure well-being in every season. The completely renovated electrical system ensures efficiency and safety.

The exteriors, redone with fine Impruneta terracotta finishes, blend perfectly with the surrounding landscape. A new artesian well, supported by water tanks with a total capacity of 20,000 liters, feeds the automatic irrigation system, ensuring the care of the surrounding greenery with ease.

The property boasts a beautiful newly built infinity pool, ideal for moments of relaxation and recreation, while the carport can comfortably accommodate two vehicles. There is no shortage of ample functional spaces such as cellars, useful for storage.

Security is further ensured by a double fence, consisting of green and electrowelded mesh, and an automatic electronic gate that regulates access to the property.

Finally, the presence of an apartment dedicated to service personnel, such as a caregiver, adds an additional level of practicality for those seeking a prestigious and totally independent living solution.

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## All about the location

### Marina di Campo: Real Estate Investment Opportunities on Elba Island

Marina di Campo, located on the southern coast of Elba Island, is one of the most charming and strategic locations for real estate investment. This charming town is known for its beautiful sandy beach, the longest on the island, which stretches for more than 1.5 kilometers, offering a natural environment of great tourist appeal. The beauty of the landscape, combined with a year-round mild climate, makes Marina di Campo an ideal destination for those looking for second homes, rental properties, or long-term investments in tourism.

### Accessibility and Services

Marina di Campo boasts an airport that connects it with major Italian and European cities, making it easily accessible for international travelers and potential buyers. Its proximity to the port of Portoferraio, the main ferry arrival point, makes travel on the island particularly convenient. The town offers a wide range of services: restaurants, stores, recreational facilities, and a lively summer nightlife.

### Nature and Outdoor Activities

Nestled in the Monte Capanne Peninsula Nature Reserve, Marina di Campo offers numerous activities for nature lovers. Hiking trails, bicycle paths, and scuba diving areas make the area attractive for those seeking a balance between relaxation and sporting activities. The island of Elba, with its crystal-clear waters and rich biodiversity, is an increasingly popular destination for sustainable tourism, increasing its attractiveness for investors who focus on eco-friendly properties.

### Real Estate Market

Marina di Campo's real estate market is dynamic, with growing demand for luxury second homes and apartments for tourist rentals. Properties with sea views, charming villas, and apartments well connected to the town center are in particular demand. Investments in the area can generate attractive economic returns, thanks to the high tourist season from April to October and the growing international interest in Elba as an exclusive destination.

### Sustainability and the Future

Marina di Campo has initiated major urban redevelopment and infrastructure improvement projects, with a focus on environmental sustainability. This makes the resort even more attractive to those who pay attention to low ecological impact investments.



The area is also seeing increasing interest from investors seeking to diversify their portfolios with properties in premium tourist destinations.

In summary, Marina di Campo represents one of the best real estate investment opportunities on Elba Island, thanks to its combination of natural beauty, accessibility, and steady growth in tourism. An area rich in potential, capable of satisfying both investors seeking rental income and buyers of prestige properties for personal use.

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## Contact partner

For further information, please contact your contact person:

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