

# *Villa Von Saurma*

## **Technical Specifications**

Certificate of habitability: June 2014.

Villa Von Saurma spread over a surface area of approximately 210 square metres and is surrounded by a garden of about 1550 square meters.

It is equipped with an outdoor swimming pool entirely built in magma stone (12m x 5m), terraces (very panoramic) and deck area of about 400 square meters .

The premise was built with the highest quality materials , and has all certificates of guarantee under applicable laws , relative to both the structural parts (10 years), plant parts (5 years) and finishing (2 years) .

Villa Von Saurma has 5 independent areas , located on the different terraces of the immense garden:

- The main premise, consisting of ground floor living area with a very large bathroom, and an extremely wide master bedroom, completed with bathroom and dressing area. The first floor is reached by an external staircase with wooden steps set into the rock wall as well as through a stairway inside the living room. Both the living room and the bedroom enjoy stunning views of the island of Capri, framed by the large windows ;
- the secondary premise, consisting of two very comfortable bedrooms, with a marble and Bisazza mosaics finished bathroom, and a large access area. Both rooms have a beautiful view of the Blue Island ;
- another independent bedroom with bathroom, also with fine finishes. This room has access to a private terraced garden that gives it beauty and privacy;
- Kitchen and bathroom in the pool area;
- another kitchen close to the gazebo area.

Villa Von Saurma enjoys:

- Mitsubishi temperature control system, consisting of an independent heating/cooling system, controlled by home automation system;
- outdoor video surveillance system , controlled by home automation system;
- intelligent burglar alarm system, controlled by home automation system;
- intelligent electrical installation technology (Creston) , controlled by home automation system;
- audio/video system with integrated 2 HDMI zones , 4 video zones and 4 audio zones , all controlled by home automation system;
- external lighting system controlled by home automation system;
- intelligent irrigation system;
- plumbing features 2 boilers to give immediate availability of hot water in every part of the dwelling.

The garden was designed following the Sorrento tradition of landscapes, revisited in "minimal features" and is defined by 5 holms , 2 Pines, hedges of laurel and laurel trees, poplars , roses, jasmine and other typical Mediterranean trees. The rear of the garden was made being inspired by the classic citrus groves tradition .

Villa Von Saurma is equipped with a garage that allows for convenient parking for 1 family car and 1 motorcycle.