



## Luxuy Villa Ima Estate of Multiple Properties for Sale In Abruzzo Italy



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Niall Madden  |
| Cégnév:              | Esales Property Limited   |
| Ország:              | United Kingdom  |
| Experience since:    | 2002  |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Telefon:             |   |
| Languages:           | English   |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 3,344,441.06 |

### Elhelyezkedés

|                        |                           |
|------------------------|---------------------------|
| Ország:                | Italy                     |
| Állam/Régió/Tartomány: | Abruzzo                   |
| Város:                 | Atri                      |
| Cím:                   | Via Paolo Borsellino, 5/7 |
| Irányítószám:          | 64032                     |
| Feladta:               | 2025. 04. 21.             |

Leírás:

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Esales Property ID: es5554569

Villa Ima,

Viale Borsellino 5/6, 64032.

Atri

Abruzzo

Italy

Villa Ima – A Prestigious 13-Bedroom Estate in the Historic Heart of Atri, Abruzzo, Italy



## An Unparalleled Opportunity to Own a Renovated Masterpiece in the 'Green Lung of Europe'

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Nestled gracefully upon the verdant slopes of Colle di Mezzo, one of the three historic hills that cradle the enchanting medieval town of Atri in the captivating Abruzzo region of Italy, east of the Eternal City of Rome, stands Villa Ima – a truly stunning and meticulously renovated building offering an exceptional real estate prospect. This magnificent estate, comprising five separate and luxurious apartments, presents a unique opportunity to acquire a substantial property within a historically significant and naturally breathtaking setting, perfectly positioned between the azure waters of the Adriatic Sea and the majestic peaks of the Gran Sasso Massif.

Atri, a town steeped in centuries of history and charm, serves as the idyllic backdrop for Villa Ima. Its strategic location within Abruzzo, a region affectionately known as 'the green lung of Europe' due to its expansive network of three National Parks, one Regional Park, and numerous natural reserves – collectively forming the largest natural area on the European continent – offers an unparalleled quality of life. Residents and visitors alike are immersed in a landscape of dramatic contrasts and exceptional beauty. Within a short drive, one can transition from the snow-capped slopes of the Gran Sasso, offering world-class skiing opportunities, to the sun-kissed beaches of the Adriatic coast, where charming seaside towns like Pineto, Montesilvano, and Silvi beckon with their coastal allure. Nature enthusiasts will delight in exploring the dramatic Calanques canyon Nature Reserve, a testament to the region's geological wonders.

Villa Ima itself is strategically situated on a generous plot of 1800 square meters, providing ample space and privacy within the heart of Atri. The villa has been thoughtfully divided into five distinct and prestigious apartments, each meticulously renovated to the highest standards, showcasing elegant interiors and utilizing only the finest quality finishes. These luxurious living spaces range in size from 120 to 150 square meters, offering spacious and comfortable accommodation for residents and guests. The architectural design seamlessly blends the inherent charm of the original structure with modern amenities and sophisticated detailing, creating an atmosphere of timeless elegance and contemporary comfort.

Adding to the convenience and accessibility of the estate, Villa Ima is equipped with a modern elevator, ensuring ease of movement between the different levels of the property. This thoughtful inclusion caters to residents of all ages and abilities, enhancing the overall practicality and long-term appeal of the estate. The comprehensive renovation of Villa Ima encompasses not only the aesthetic enhancements but also significant upgrades to the property's infrastructure, including underfloor heating and air-conditioning systems, ensuring year-round comfort and energy efficiency. The meticulous attention to detail in the renovation process underscores the commitment to creating a truly exceptional living environment.

### Five Luxurious Apartments: A Symphony of Elegant Living Spaces

Villa Ima offers a unique configuration of five separate and self-contained luxury apartments, providing a multitude of possibilities for discerning buyers. This arrangement is ideal for extended families seeking independent living spaces while remaining close, for those wishing to generate rental income from a



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portion of the property, or for investors seeking a prestigious multi-unit investment in a highly desirable location.

Two of the apartments are thoughtfully designed as garden apartments, offering direct access to the beautifully landscaped grounds of Villa Ima. These ground-floor residences provide a seamless connection between indoor and outdoor living, allowing residents to easily enjoy the surrounding gardens and terraces. The garden apartments are characterized by their spacious layouts, abundant natural light, and tranquil ambiance, creating a serene retreat within the heart of Atri.

Two additional apartments within Villa Ima feature large, private balconies, offering residents elevated perspectives and stunning views of the surrounding medieval townscape, the rolling hills of Abruzzo, and potentially glimpses of the distant Adriatic Sea or the majestic Gran Sasso and Maiella mountain ranges. These balconies serve as perfect outdoor living spaces for relaxation, al fresco dining, and enjoying the breathtaking panoramas that define this region.

The crown jewel of Villa Ima is the magnificent penthouse apartment. Occupying the uppermost level of the building, the penthouse offers the most expansive living space and undoubtedly boasts the most spectacular panoramic views. Residents of the penthouse can revel in unparalleled vistas of Atri, the surrounding countryside, and the captivating interplay of mountains and sea that characterizes the Abruzzo landscape. The penthouse is designed to offer the ultimate in luxury and privacy, providing an exclusive and sophisticated living experience.

Each of the five apartments within Villa Ima has been meticulously renovated with a focus on elegant interiors and high-quality finishes. Expect to find features such as premium flooring, designer kitchens and bathrooms, high-end fixtures and fittings, and a sophisticated color palette that complements the architectural style of the building. The attention to detail in the interior design ensures a sense of refined luxury and timeless appeal throughout each individual residence.

The flexibility offered by the five separate apartments within Villa Ima is a significant asset. The property can function as a grand single-family estate, providing ample accommodation for a large family and visiting guests. Alternatively, the individual apartments can be occupied separately, offering privacy and independence for different family members or the potential for rental income generation. This versatility makes Villa Ima a truly unique and highly desirable property in the Abruzzo region.

## Atri and Its Environs: A Tapestry of Culture, Cuisine, and Connectivity

The town of Atri itself is a significant draw, offering residents of Villa Ima a rich tapestry of history, culture, and local amenities. As a charming medieval town, Atri boasts a wealth of historical architecture, winding cobblestone streets, and a palpable sense of its storied past. The town is home to a 'little gorgeous theater' that hosts a vibrant year-round program of plays, music exhibitions, and book presentations, providing residents with ample opportunities for cultural enrichment.

The local culinary scene in Atri is equally appealing, with a delightful array of restaurants, cafes, and bistros offering traditional Abruzzese cuisine and a welcoming atmosphere. Residents can enjoy leisurely meals, socialize with locals, and immerse themselves in the authentic Italian lifestyle. The town provides a



charming and convivial environment, fostering a strong sense of community.

Beyond the immediate charm of Atri, its strategic location offers convenient access to a wider range of attractions and amenities. The bustling city of Pescara, a major commercial center situated on the Adriatic coast, is within easy reach. Pescara offers excellent shopping opportunities, a diverse selection of restaurants, and a vibrant seaside atmosphere. For those who love the sea, the beaches of Pineto and other coastal towns are a mere 10 kilometers from Villa Ima, providing easy access to sun, sand, and the refreshing waters of the Adriatic.

The Abruzzo region itself offers a remarkable diversity of landscapes and activities. As 'the green lung of Europe,' it is a haven for nature lovers, offering endless opportunities for hiking, trekking, and exploring its numerous national and regional parks and natural reserves. The dramatic peaks of the Gran Sasso and Maiella mountains provide stunning backdrops and opportunities for skiing and winter sports. The unique Calanques canyon Nature Reserve offers a glimpse into the region's geological wonders.

Connectivity to the wider world is also a significant advantage of Villa Ima's location. The city of Pescara is home to Abruzzo Airport (PSR), which offers both domestic and international flights, including direct connections to London Stansted. This provides convenient air travel options for international buyers and visitors. Pescara also boasts a major train station with connections to all parts of Italy, facilitating easy travel throughout the country. Additionally, the Port of Pescara offers 950 berths, catering to maritime enthusiasts.

The combination of Atri's historical charm and cultural vibrancy, the proximity to the amenities of Pescara and the coastal resorts, and the excellent transport links make Villa Ima an exceptionally well-located property within the Abruzzo region. It offers a perfect blend of tranquil medieval living with easy access to modern conveniences and the natural wonders of the surrounding landscape.

### A Rare Opportunity: Embrace the Abruzzese Dream at Villa Ima

Villa Ima represents a truly rare and exceptional opportunity to acquire a substantial and meticulously renovated estate in one of Italy's most beautiful and culturally rich regions. The combination of its stunning architectural design, the high quality of its five luxurious apartments, its prime location in the historic town of Atri, and its proximity to both the Adriatic Sea and the Gran Sasso mountains makes this property a truly unique offering.

The potential for various uses, whether as a grand family residence, a multi-unit investment property, or a combination of both, further enhances its appeal. The comprehensive renovation ensures a move-in ready condition with modern amenities and a timeless sense of elegance. The strategic location provides a perfect balance of tranquil medieval living with easy access to cultural attractions, culinary delights, coastal resorts, and excellent transportation links, including Abruzzo Airport in nearby Pescara.

Owning Villa Ima is not just acquiring a property; it is embracing the Abruzzese lifestyle – a life characterized by natural beauty, rich history, vibrant culture, and a warm and welcoming community. It is an opportunity to immerse oneself in the 'green lung of Europe,' with its breathtaking landscapes and endless opportunities for outdoor adventure. It is a chance to savor the authentic Italian experience, with



its delicious cuisine, local traditions, and passionate spirit.

For discerning buyers seeking a prestigious property in a truly exceptional location, Villa Ima presents an unparalleled opportunity. We invite you to explore the possibilities and envision the lifestyle that awaits within this stunning 13-bedroom estate in the heart of Abruzzo. This is more than just a home; it is a legacy waiting to be embraced.

For further information, detailed floor plans, and to arrange a private viewing of Villa Ima, we invite you to contact us at your earliest convenience. We are delighted to assist you in exploring this extraordinary real estate offering and realizing your dream of owning a piece of paradise in the beautiful Abruzzo region of Italy.

## ABOUT THE AREA

Nestled near the shimmering Adriatic Sea, the captivating city of Atri stands as a testament to the rich history and enduring beauty of the Abruzzo region. Revered as potentially one of its oldest urban centers, Atri's origins are steeped in antiquity, sparking scholarly debate often interwoven with local legends and folklore. Beyond its historical significance, Atri offers visitors a truly enchanting experience, characterized by breathtaking panoramic views that stretch across the rolling hills towards the coastline.

Atri's vibrant cultural tapestry is a significant draw, providing a year-round calendar of engaging events. The city comes alive with numerous popular festivals, each accompanied by lively celebrations featuring traditional music, heartfelt songs, and a palpable sense of community spirit. Throughout the year, a diverse array of religious and secular events unfolds within the city walls, ensuring there is always something to captivate and engage visitors. From insightful exhibitions and thought-provoking conferences to solemn religious observances and a myriad of other events, Atri pulsates with life throughout all 365 days.

The strategic location of Atri offers a harmonious blend of historical charm and accessibility. While retaining its tranquil atmosphere, the city is within convenient reach of the Adriatic coast and its associated attractions. For those traveling by air, the nearest major airport serving the Abruzzo region is Abruzzo Airport (PSR), located near the city of Pescara, approximately a 30-40 minute drive from Atri. This airport provides both domestic and international connections, making Atri easily accessible to visitors seeking to immerse themselves in its ancient history and vibrant cultural scene.

In essence, Atri presents a compelling destination that seamlessly blends historical intrigue with captivating natural beauty and a lively cultural calendar. Its ancient roots, scenic panoramas, and year-round festivities offer a unique and enriching experience for all who visit. Coupled with its accessibility via Abruzzo Airport near Pescara, Atri stands as a beautiful and easily reachable gem within the heart of Abruzzo, inviting exploration and promising unforgettable memories.

## MAiN FEATURES:

- \* 750m<sup>2</sup> of living space
- \* 2000m<sup>2</sup> plot



- \* 13 Bedrooms
- \* 13 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 13      |
| Fürdőszobák:       | 13      |
| Kész négyzetméter: | 750 nm  |
| Telekméret:        | 2000 nm |

## Utility details

|          |     |
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| Heating: | Yes |
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## Building details

|                     |          |
|---------------------|----------|
| Building Amenities: | Elevator |
|---------------------|----------|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.829.217

