Domus Tiberius

Region: Amalfi Coast **Sleeps:** 12

Overview

Domus Tiberius is the ideal home for a holiday with a group of friends or for a large family. Sleeping 12 people in luxurious en-suite bedrooms, this newly built villa with sea views will be hard to beat.

This chic white-washed villa lies just a stone's throw away from the glistening Tyrrhenian Sea, which can be seen from the expansive garden and balconies. The home is spread over 2 floors and on each of them you will find a kitchen and three bedrooms. Choose to utilise the whole villa with your group or divide the floors between families for a little extra privacy.

On the ground floor there is a lovely open-plan room with a kitchen and living space which opens out on to a balcony. There are also three bedrooms each with queen-sized double beds, TVs and en-suite bathrooms. Each of the bedrooms is light, airy and has its own unique character and colour palette.

Upstairs is the main kitchen featuring a dining table which can suit your entire party for memorable meals. Three further bedrooms are located on this floor, similar to the rooms on the ground floor but with the addition of balconies boasting staggering sea views.

The owners have put a lot of effort in to creating an incredible outdoor space for this home. Firstly, head out on the vast 170m2 roof terrace with panoramic views, a hot tub and a gym area with fitness equipment! Down a level there is an inviting private pool and if you would like to dine al-fresco then why not cook up a feast on the barbecue or wood-fired pizza oven.

Just 1.5km away you can discover the charms of the nearest village Nerano, with its beautiful beach Marina del









Cantone. The village has a number of shops and restaurants and is handy to have so close. The pebble beach is a favourite with the locals and is often overlooked by tourists. If you wish to dine out close to the villa then visit one of Nerano's authentic seafood restaurants for a sumptous meal.

There are a number of fantastic beaches and towns within easy reach of the home when travelling by car - Massa Lubrense is 10km away and Sorrento is 17km away.

Massa Lubrenese is known for its Blue Flag-awarded beaches, as well as the town which is made up of a sprawling collection of villages, each with their own unique charm. The historical old town is a lovely spot for a stroll around the pretty homes and cobbled streets which are lined with cafes and atmospheric bars.

Sorrento is a typical picture-perfect town. Painted in pastel tones, all of the buildings look delightful in the midday sun as you walk amongst the narrow streets and bustling piazzas. There are a number of historic sites to visit in town as well as cultural attractions such as museums and galleries. If you wish to do some shopping then wander over to the Corsa Italia where you will find great boutique clothing and shoe shops. For an evening to remember, why not take a sunset boat trip along the peninsula, the boats depart from Marina Piccola.

Facilities

Wellness • Boat Trips • Air-Con • Fishing • Scuba Diving • Sailing • Wine Tasting • Cycling • Private Pool • Historical Sites • Watersports • Walking/Hiking Paths • Ideal for Kids • Wow Factor • Ideal for Teens • Cots (Cribs) • Maid Service Included • All Bedrooms En-Suite • Beach Nearby • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Gym/Fitness Room • Hot Tub • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (300m2)

Ground Floor
- Open-plan kitchen/living room with oven, hob, fridge freezer, corner sofa, TV and doors leading on to balcony
- 3 x bedrooms with queen-sized double beds, TVs, wardrobes and en-suite bathrooms with showers and WCs

First Floor
- Open-plan kitchen and dining space with oven, hob, fridge freezer, dishwasher, microwave and coffee machine with dining table seating 12 guests and doors leading on to balcony with table and sofa
- 3 x bedrooms with balconies, queen-sized double beds, TVs, wardrobes and en-suite bathrooms with showers and WCs

Outside Grounds

- Swimming pool (irregular shape: 15m2, max. depth: 1.2m). Open approximately beginning-April to end-October
- Roof terrace (170m2) with sea views
- Hot tub
- Covered gym area
- Al-fresco dining table
- Outdoor sofas and sun loungers
- Pizza oven
- Barbecue
- Uncovered parking for 2 cars

Additional Facilities

- Air-conditioning
- Wi-Fi
- TVs (satellite TV in living room only)
- Iron and ironing board
- High chair and cot (on request)
- Fire extinguisher
- Smoke detectors









Location & Local Information

Domus Tiberius is located a stone's throw away from the pretty fishing village of Nerano and the famous Amalfi Coast in south-west Italy. The villa is a fantastic base for exploring the all the delights the area has to offer.

When you need to pick up some groceries the closest amenities to the villa can be found just 1.5km away in Nerano. This old fishing village stretches down the hillsides towards the Marina del Catone and can be reached on foot (by walking along the side of the road) or by car in mere minutes. Tourists have been flocking here ever since the Roman Emperor Tiberio Nerone constructed a summer home in the village! Follow some of the mountainous walking trails that depart from the village or have dinner in one of the amazing sea front restaurants. Make sure to try Spaghetti con Zucchine alla Nerano which is tasty pasta with courgettes and is the local speciality.

From the garden of the villa you get staggering views of the sea, so it will come as no surprise that the closest beach in Nerano is only 300m walk away. The beach is called Marina del Cantone and is a pretty pebbled bay, framed by rugged cliffs. Here you will find sun loungers for relaxing and crystal clear water perfect for a dip. This beach is less busy than some of the others nearby and is a hidden gem which is often visited by locals.

If you wish to make sandcastles then head to the sandy beach Cala di Puolo which lies just outside of Sorrento and is a 15km drive from the house. This beach is popular and has seasonal beach clubs, bars and eateries nearby and has adjacent parking. For some, Massa Lubrense is just 10km away and is well worth a visit.

For a larger town with more shops and restaurants you can drive to Massa Lubrense which is 10km away and is actually made up of a number of smaller villages. You will find more great family-friendly beaches here, as well as plenty of shops and eateries, with everything from pizzerias to fine-dining available within the picturesque centre. Massa Lubrense is also a fabulous place for an afternoon wander; whether you fancy a scenic walking route through citrus groves and hamlets with incredible sea views or a simple stroll around the town popping in to historic buildings on the way. Look out for the 16th-century Chiesa di Santa Maria Grazia with its stunning flooring.

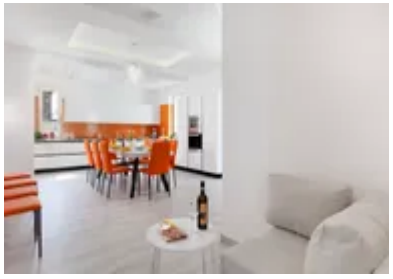
A popular activity in this area is booking on to a farm experience, as there is so much incredible food produced here. Visit a local farm with a guide where you can learn about the production of items such as olive oil or limoncello before being taken for a pizza making class at a nearby restaurant!

Sorrento, one of Italy's best-loved towns, is also within easy reach, just 17km away. A good place to start is the old town which is filled with pretty, pastel-hued buildings and winding streets lined with bars and restaurants. Set off early to fit in a trip to some of the galleries, museums and charming antique shops before a dinner of freshly caught seafood in the marina. Sorrento also has some great historic buildings including the medieval church of San Francesco and a 13th-century flour mill.

If you would like to visit the islands of Ischia or Capri then boats depart daily from Sorrento. Ischia is known for its volcanic thermal spas and farming villages whereas Capri is known as a celebrity hub where you can find fantastic designer shops.









Local Amenities

Nearest Airport	**Naples Capodichino (67km)**
Nearest Ferry Port	**Sorrento (17km)**
Nearest Train Station	**Circumvesuviana (15km)**
Nearest Village	**Nerano (2km)**
Nearest Restaurant	**(500m)**
Nearest Supermarket	**Nerano (2km)**
Nearest Bar/Pub	**Nerano (1.5km)**
Nearest Town/City	**Sorrento (17km)**
Nearest Beach	**Marina del Cantone (pebbles), Casa di Puolo (sandy) (300m, 13km)**
Nearest Golf	**Naples (84km)**

What we love

- Domus Tiberius is an elegant, newly-built home boasting spectacular views of the dazzling Tyrrhenian Sea.
- The outside space here is incredible; with a rooftop hot tub, gym area and swimming pool.
- Fire up the pizza oven and enjoy an al-fresco meal on the terrace overlooking the sea.
- The villa is in a perfect location, with a village 1.5km away, the town of Massa Lubrense 10km away and beloved Sorrento just 17km away.

What you should know...

- As there is a kitchen and 3 bedrooms on each floor, you could use the space as a whole house or as separate dwellings to suit the needs of your party.
- Please note that this home is spread over 2 floors with lots of steps and the garden is terraced, so it is not recommended for guests with mobility issues.
- While the village of Nerano and it's beach, Marine del Cantone, are within walking distance, please note that parts of the walk are along a road with no pavement.
- We would recommend guests hire a car in order to visit the gorgeous nearby villages, towns and explore the Amalfi Coast. There is parking available at the villa.
- Surveillance camera on the outside main gate only. It can be turned off on request.
- Please note that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 7.30 p.m. Late check-ins until midnight may be available on request and will be subject to an extra fee of €60.

- **Departure time:** 9.30 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes, including a daily change of towels and a linen change every 3 days.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note home security devices are installed outside the villa, please enquire for further information.

- **Changeover day:** Saturday from approximately start-June to end-September. Flexible during all other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No.

- **Other 2:** Please note that the use of any external caterers and/or contractors is not permitted.

- **Minimum stay:** 7 nights from approximately start-June to end-September. 5 nights from approximately start of May to end-May and October onwards. 3 nights during all other periods.

- **Heating costs included?:** Yes.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately beginning-April to end-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.