



## LUXURY COLLECTION



## BOUGAINVILLEA

Aeolian Islands | SICILY | Panarea

**€ 1.600.000**

Commission Fee: 4%





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# A Hidden Treasure in the Aeolian Islands



Bedrooms

**4**



Bathrooms

**2**



Indoor

**160 mq**



Outdoor

**200 mq**

Colors and scents of the Mediterranean *macchia* welcome the beauty of this property, located on one of the highest and most fascinating spots of Panarea.

Built in 1982 to serve as a private residence for an Italian family in love with the island, Villa Bougainvillea is a 360 sqm, three-storey house facing the southern Tyrrhenian Sea.

The facade is a pure example of the Aeolian architecture. Each and every room of the villa enjoys a beautiful view on the sea and on the Aeolian Islands, which gifts the villa with an unmistakable elegance and uniqueness.



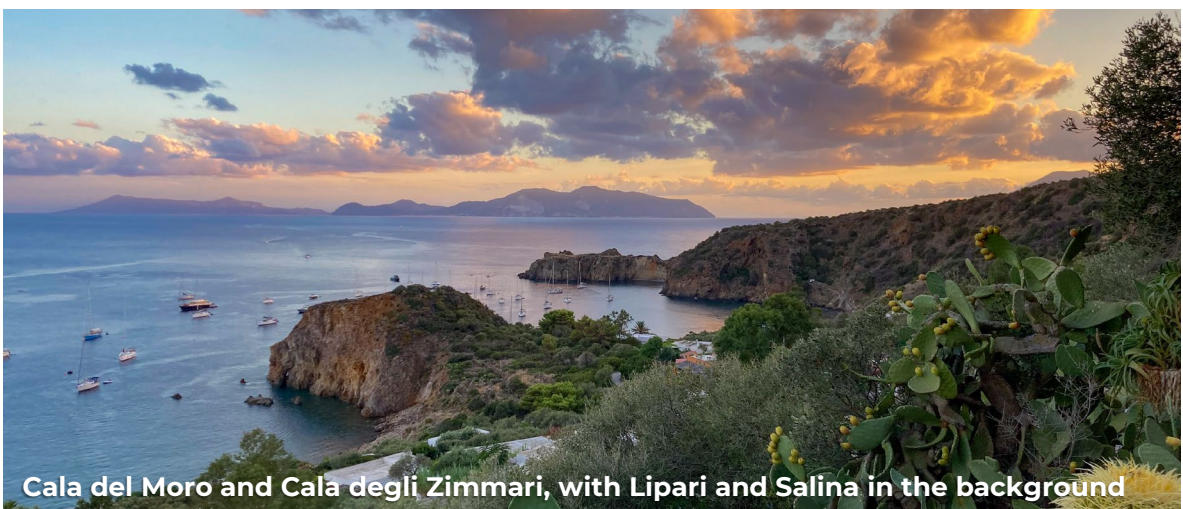


**Stromboli, Basiluzzo, Dattilo and Lisca Bianca**

Panarea is the oldest island of the Aeolian archipelago, chosen for its beauty by directors Rossellini and Antonioni. Today, it is the epicenter of one of the most elegant summer destinations in the country.

Bougainvillea is situated in the Drautto area, where the ancient and most genuine personality of the island is still intact. From here, you can admire Cala del Moro and Cala degli Zimmari, the only sandy beach on the island.

On the horizon, you can spot the profiles of the islands of Lipari, Vulcano and Salina, 12 miles away. The harbour of Panarea is the most touristic area, full of bars and restaurants. On this side of the island, you can enjoy breathtaking views of Stromboli, Basiluzzo, Dattilo and Lisca Bianca.



**Cala del Moro and Cala degli Zimmari, with Lipari and Salina in the background**





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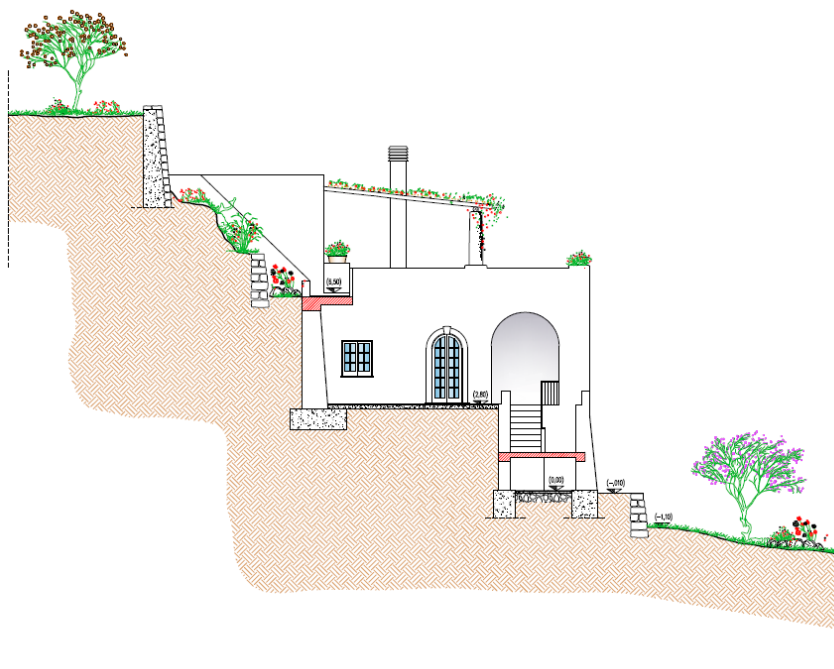
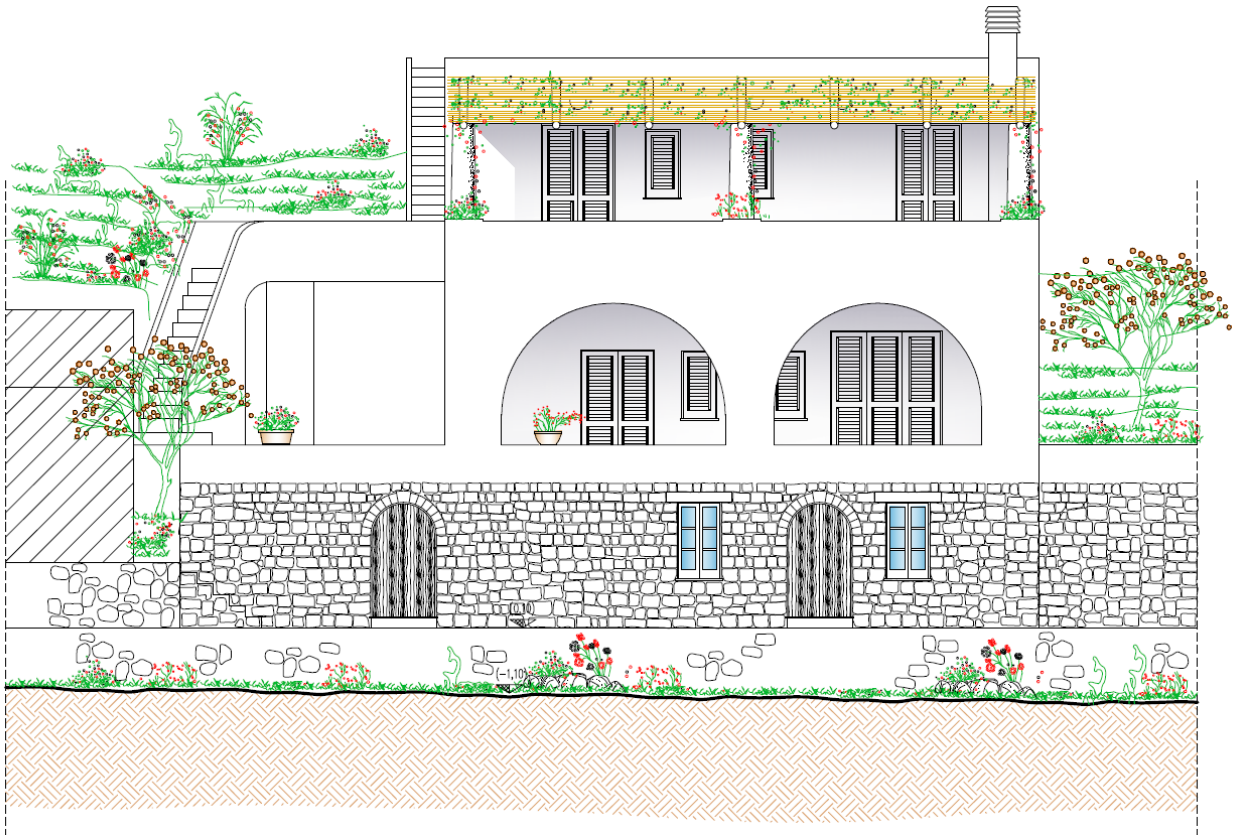
Main Entrance: Ground Floor



Staircase connecting the three floors



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Living room facing the front porch: First Floor

The property features a wide and bright living room - embellished with an aquarium nestled in the rock - connected to the indoor and outdoor kitchen and to the front porch facing the sea.

Through the kitchen you can also access an outdoor dining area with barbecue, decorated with an ancient granite millstone, which has been repurposed to serve as a table.





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Terrace overlooking the two bays: First Floor





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From the living area, through the indoor or outdoor staircase, you can reach either one of the sleeping areas, located on the ground floor and on the second floor of the villa.

Two master bedrooms are located on the top floor, with a bathroom and direct access to the terrace, where you can enjoy a unique view on the two bays of Drautto and on the islands of Lipari, Vulcano e Salina.

Two more bedrooms are located on the ground floor. Here is located a further bathroom and a room that can either become a bedroom or a kitchen.

**There is also the technical-administrative possibility of building three more bathrooms, one per floor, which would add a private bathroom for each bedroom plus a guest bathroom.**



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Bedroom facing the terrace: Second Floor





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Bedroom with sea view- Ground Floor







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Bedroom with sea view: Ground Floor







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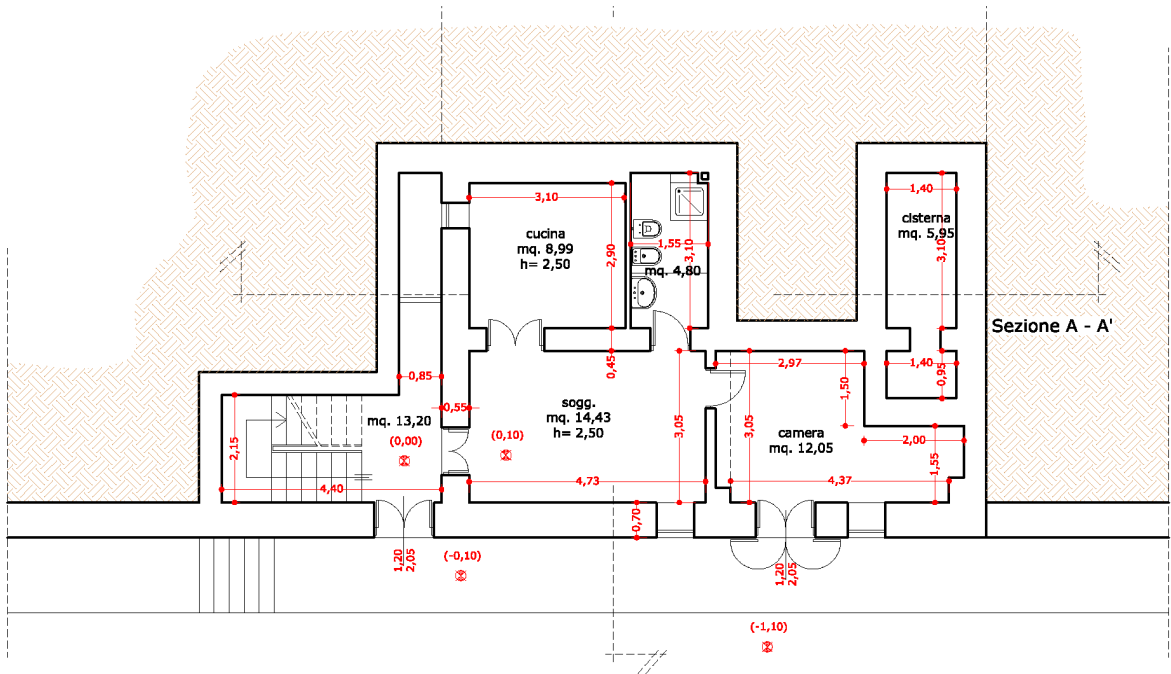




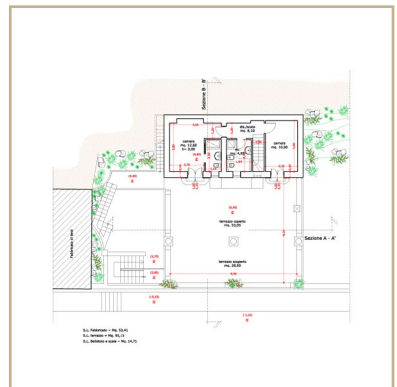
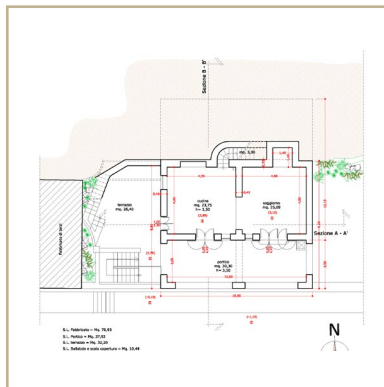
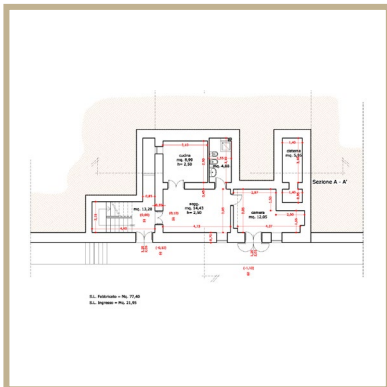


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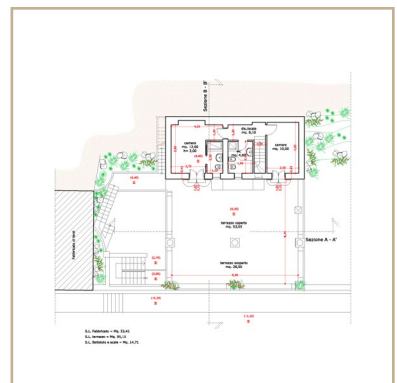
# FLOOR PLAN | GROUND FLOOR



S.L. Fabbricato = Mq. 77,40  
S.L. Ingresso = Mq. 21,95





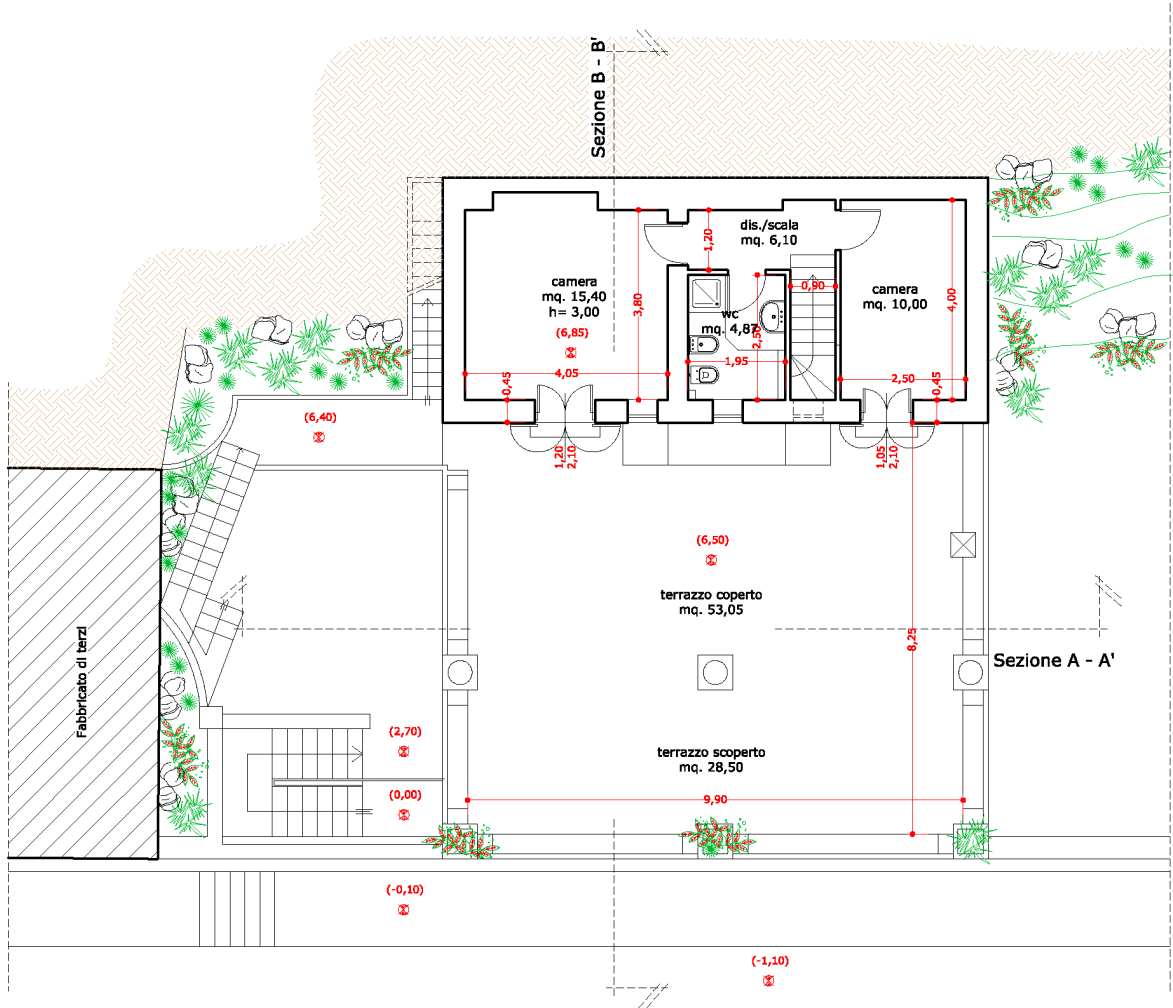




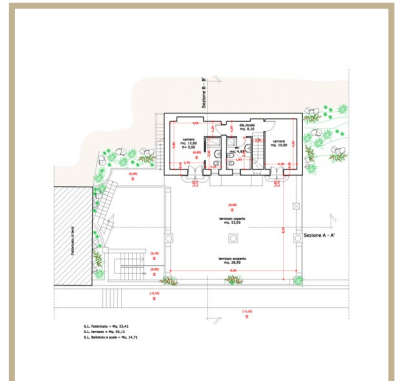
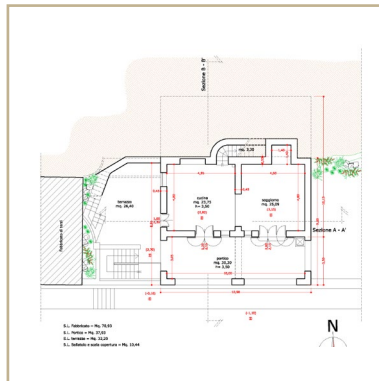
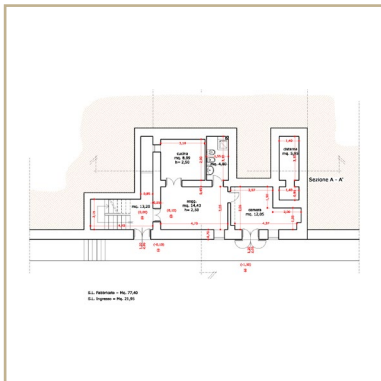


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# FLOOR PLAN | **SECOND FLOOR**



S.L. Fabbricato = Mq. 53,41  
S.L. terrazzo = Mq. 95,15  
S.L. Ballatoio e scale = Mq. 14,71

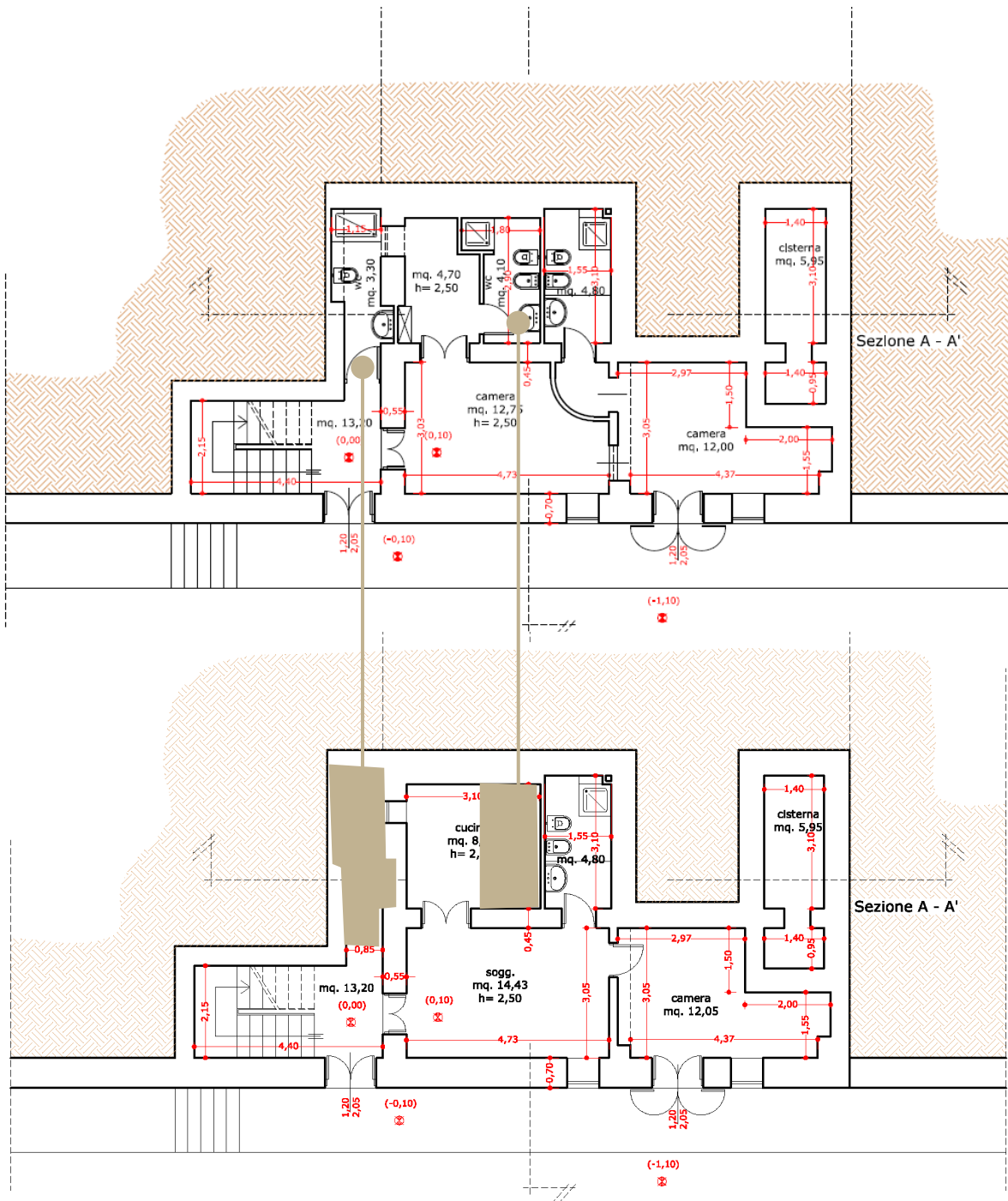




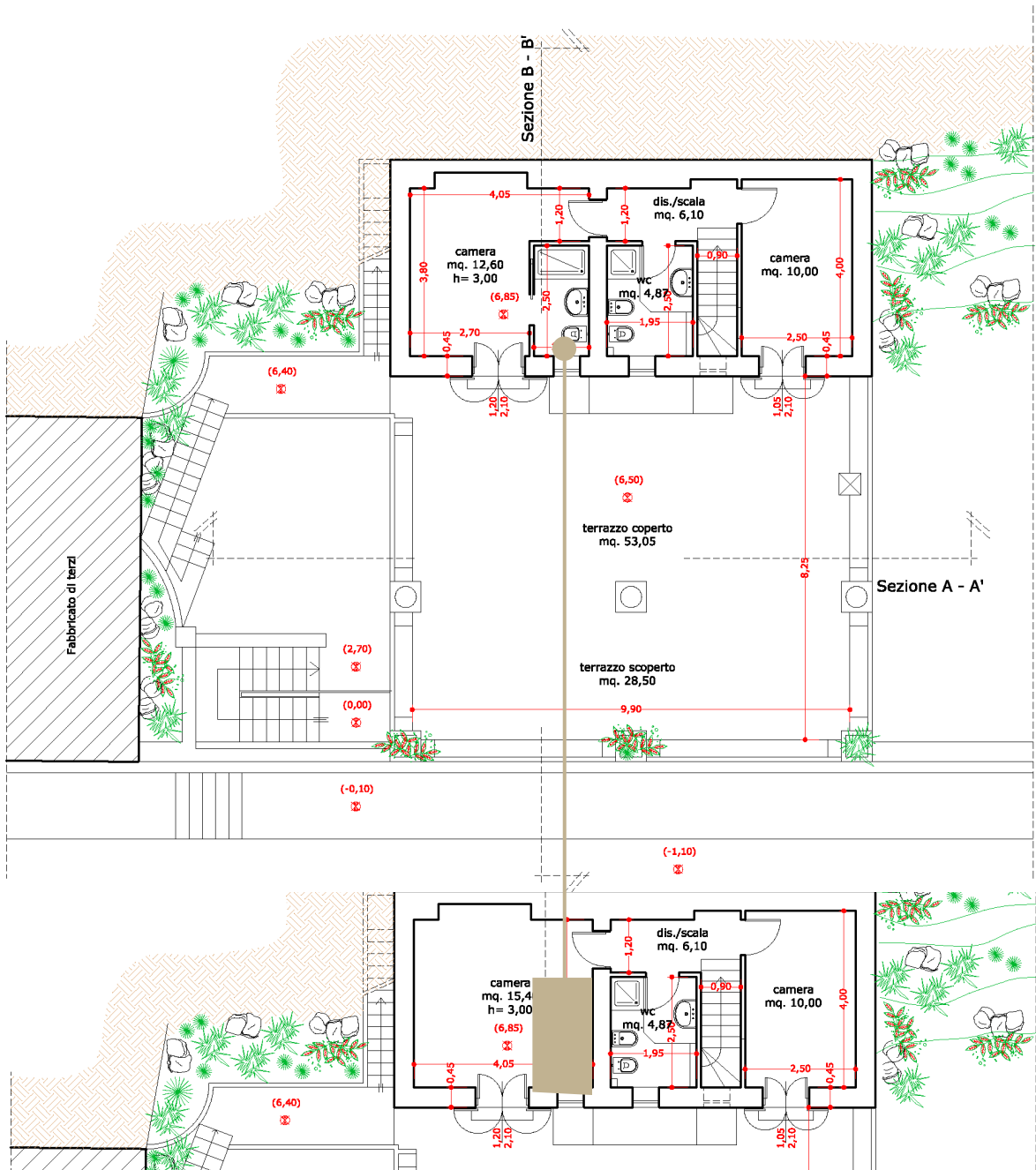


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### PROJECT | GROUND FLOOR WITH ADDITIONAL BATHROOMS











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