Global Luxury Gruppo Bodini
Via Guido d'Arezzo, 47 - 00198 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Villa for Sale in Joppolo
Coccorino
€ 1.490.000
Ref. CBI118-1960-301773



500 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10

Exclusive Luxury Villa with Panoramic Views over the Aeolian Islands and Stromboli – Coccorino Mare (Capo Vaticano) – High Documented Profitability & 7% Flat Tax
In the heart of the renowned Costa degli Dei (Coast of the Gods), between Capo Vaticano and Tropea, stands this extraordinary luxury villa of approximately 500 sqm. Recently renovated, it is located in the prestigious area of Coccorino Mare, one of the most exclusive and sought-after destinations on the Calabrian Tyrrhenian coast.
Just 300 meters from the splendid private beach of Coccorino Mare, this residence dominates the Tyrrhenian Sea from a privileged and unique position. Every corner of the property opens up to an unparalleled view of the Aeolian Islands and majestic Mount Stromboli, offering spectacular sunsets each evening that transform the landscape into one of the most fascinating settings in the Mediterranean. The elevated position ensures absolute privacy, tranquility, and an atmosphere of rare exclusivity.
The proximity to the local railway line, used exclusively by rare regional trains, was addressed with the utmost attention during the design phase. The entire villa was built using latest-generation soundproofing materials, ensuring perfect acoustic insulation and a premium level of living comfort.
From a construction standpoint, the property represents absolute excellence. Built on solid pillars with certified concrete foundations, it offers maximum stability, safety, and construction quality, guaranteeing an investment destined to last over time.
Thanks to its exclusive location, premium finishes, and high level of comfort, the villa generates a significant turnover from holiday rentals, which is fully documentable. It is considered one of the most requested holiday residences on the Calabrian coast and has been

chosen over time by personalities from the worlds of entertainment, fashion, and business as a private residence and location for exclusive events.
The property also represents an attractive opportunity for international buyers wishing to benefit from the Italian 7% Flat Tax regime, reserved for foreign retirees who transfer their residence to specific municipalities in Southern Italy.

The Villa
The property is distributed over three levels.

Basement

- Large tavern/lounge area
- Bathroom
- Technical room
- Three-car garage

Ground Floor

- Elegant open-space living area with an open-plan kitchen
- Large living room
- Pantry
- Laundry room
- Walk-in closet
- Three bathrooms
- Three bedrooms, all with direct access to the outdoor spaces

Upper Floor (Completely Independent)

- Refined living area with access to the panoramic terrace
- Two bedrooms, one with views of the Aeolian Islands and direct outdoor access
- One bathroom

Outdoor Spaces
The outdoor area has been designed to offer an authentic luxury experience. The heart of the property is the magnificent 50 sqm panoramic saltwater swimming pool with a large solarium, from which you can admire extraordinary sunsets over the sea, the Stromboli volcano, and the entire Aeolian archipelago. An exclusive place where elegance, privacy, and nature blend in perfect harmony.

Comfort and Technology
The villa is equipped with:

- A 10.935 kWp photovoltaic system with 27 panels and a 20 kW storage battery system
- Air conditioning in all rooms
- Alarm system
- High-speed Wi-Fi connection throughout the property

Property Informations

Address: Via Stazione	**Bedrooms**: 5
Bathrooms: 5	**Rooms**: 10
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 812.00
: 0000-00-00	**Floor**: Multilevel
Total floors: 2	**Parking space**: Uncovered
Date of construction: 2023	**Current Status**: Available after the deed of sale

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Balconies: Present

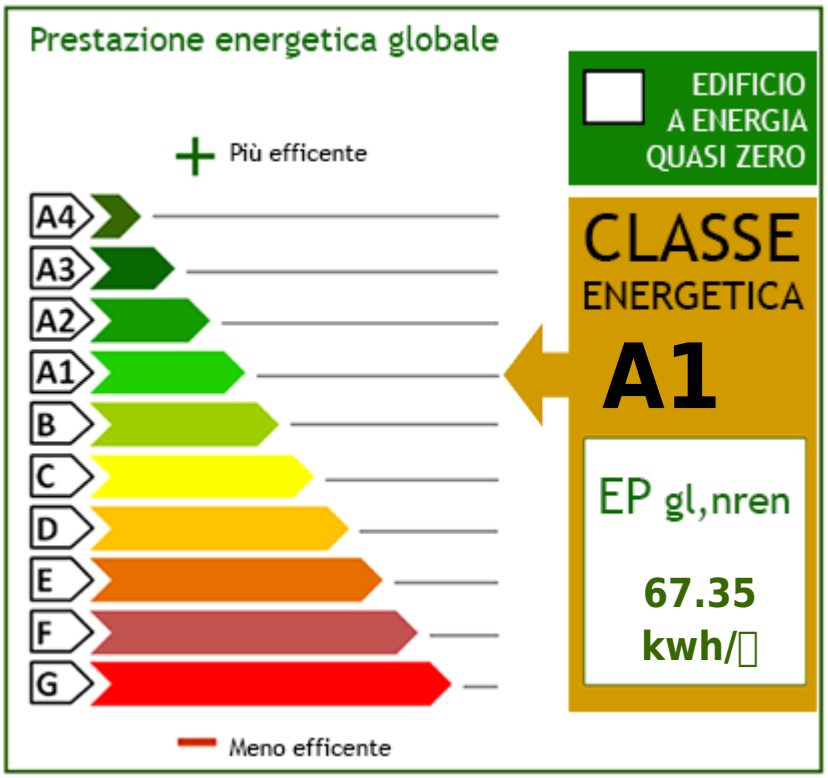
Terrace: Present

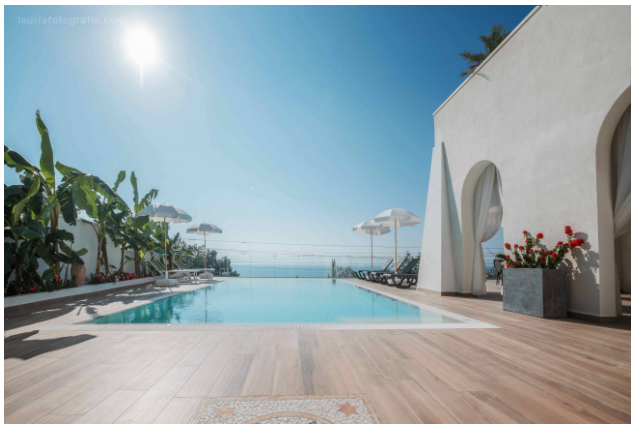
Garden: Private

Sea distance: 200 meter

Kitchen: Open kitchen

Garage: for four cars







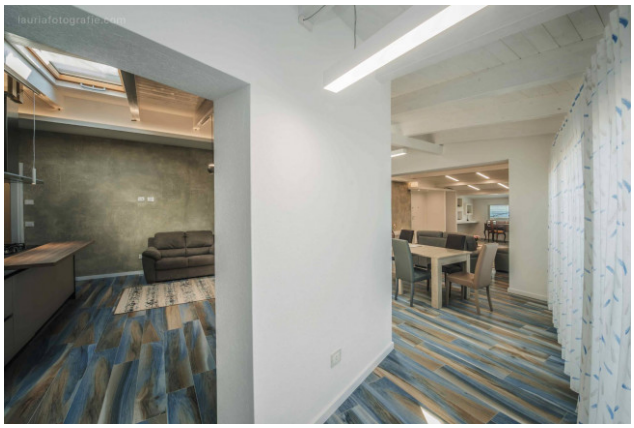
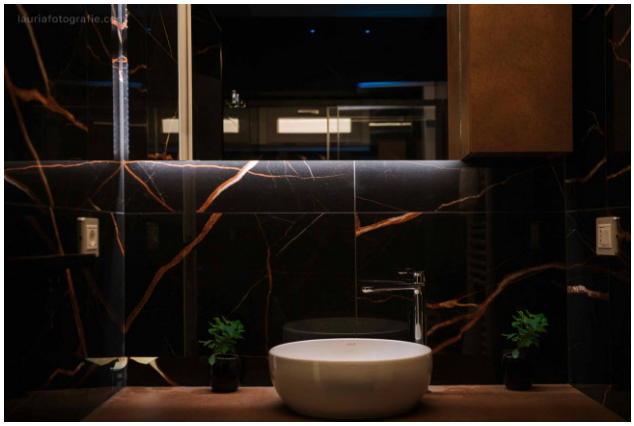


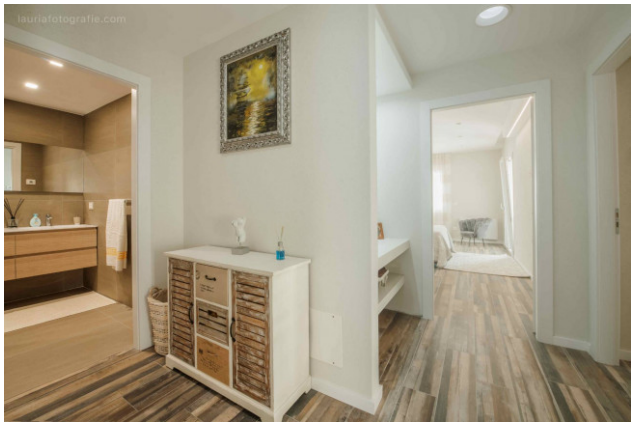






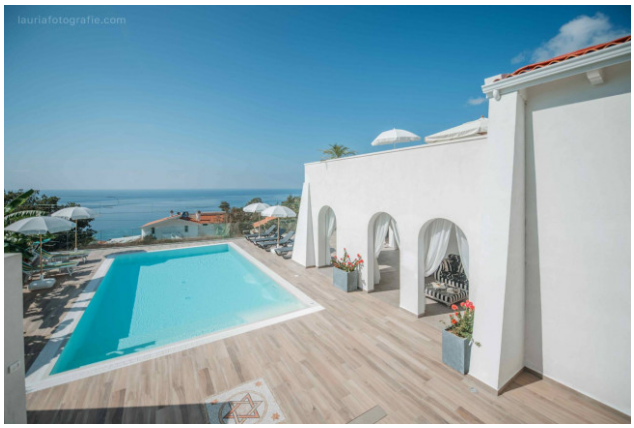

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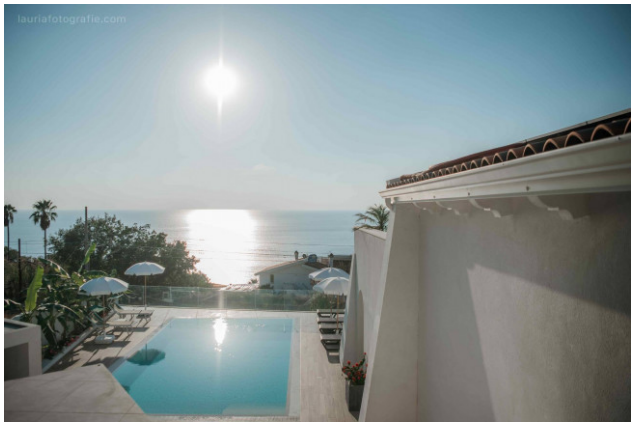









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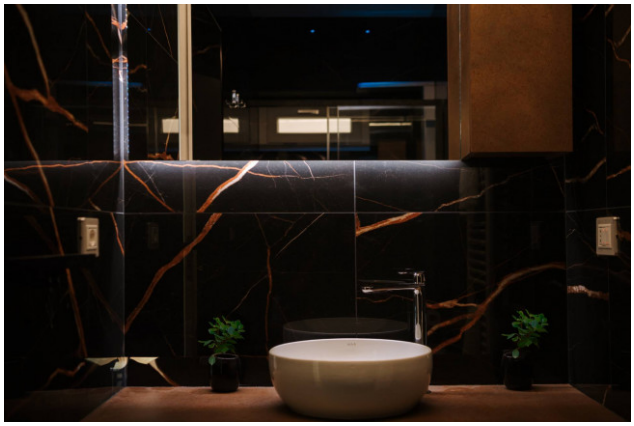














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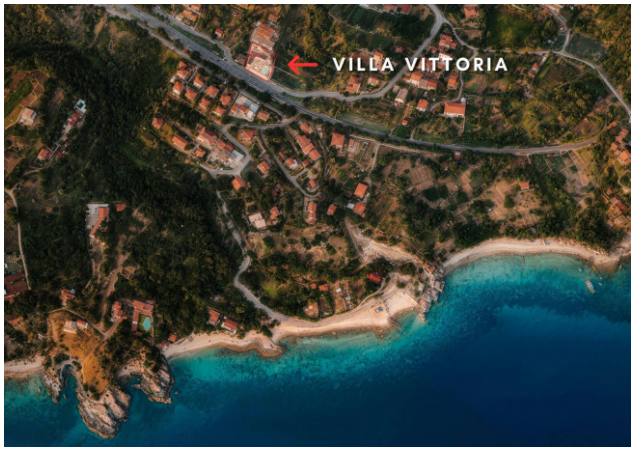




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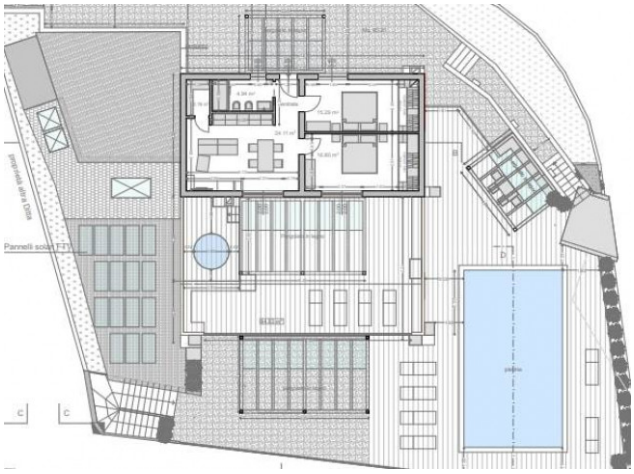
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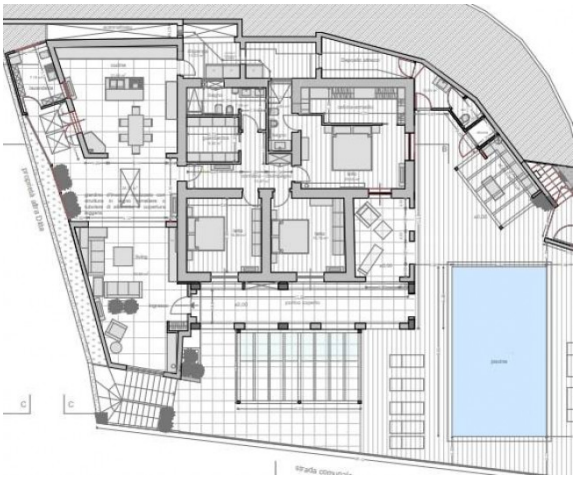


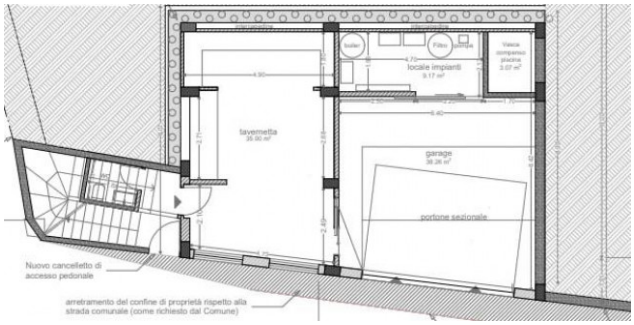












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