



VILLA MOSTACCINI

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LIGURIA • ITALY













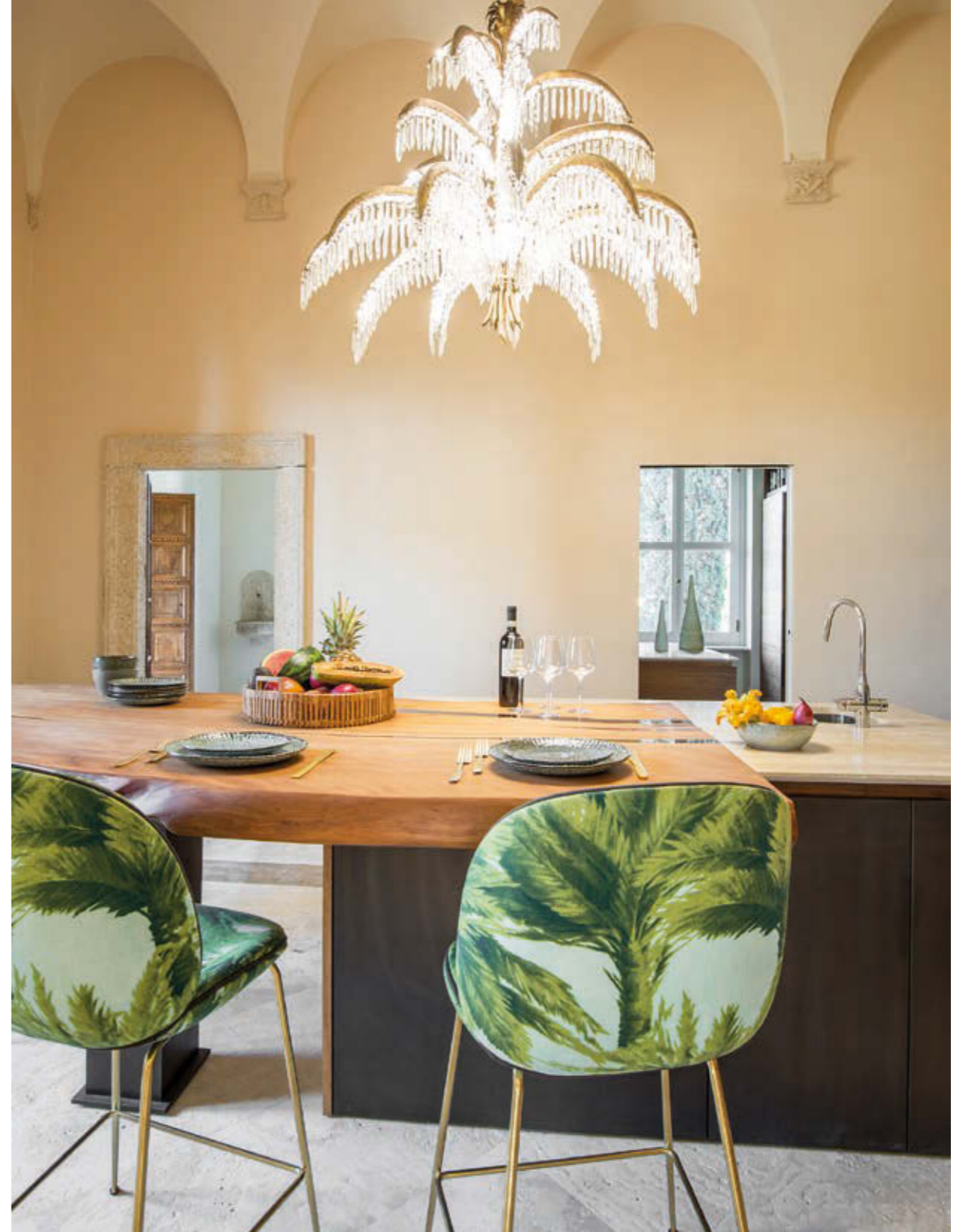
























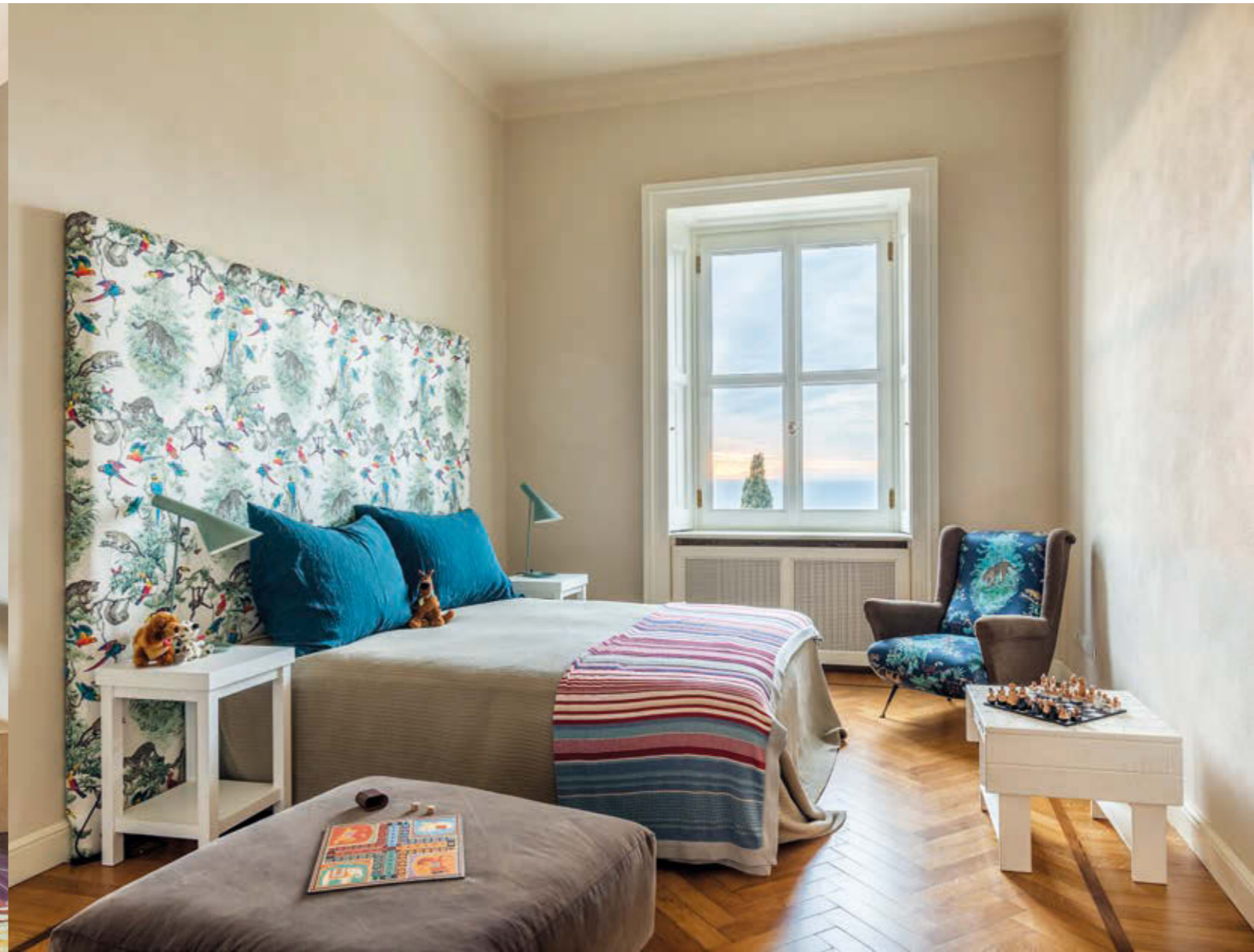
















































## LOCATION

Arguably one of the most sought after locations in the World, the Riviera is the perfect setting for this immaculate Villa. The sun setting across the water creates some of the most spectacular skylines anywhere, and it is easy to see why this locale is so highly prized as a holiday destination.

Just 10 minutes from the French border and 20 minutes away from Monaco, Villa Mostaccini sits on top of one of the most panoramic hills of the entire Riviera.

Bordighera has a particular climate, which can be noted by the self-sown vegetation and some of the botanic species found in the gardens of the Villa. There are higher temperatures in winter and milder ones in summer, with a very low humidity rate compared with the averages. Nice Airport is about 35 minutes away (50km) and offers a number of national and international flights.

## SUMMARY

Villa Mostaccini is without doubt one of the most significant Villa's along the Riviera with an impressive, elevated and private position giving panoramic views over the town, over to France, and out to sea. Meticulously and cleverly designed to capture every aspect of its surrounds and renovated to the most exacting of standards it really is in a league of its own.

Whilst having being meticulously and extensively renovated, particular care has been taken to retain the original features and character of the Villa; excellent ceiling heights, open fireplaces, ornate archways and terraces. These, together with the addition of modern fixtures and

fittings, along with an effortless floorplan, have created an extremely comfortable family Villa fit for modern living in a prime position.

Villa Mostaccini is a wonderful house for entertaining with the floorplan flowing effortlessly throughout. Of particular note are the elegantly grand reception rooms – a most magnificent living and entertaining space – that are serviced by a professional kitchen that can cater for up to 200 guests. Moreover, with 6 guest bedrooms and the additional 2 bedroom staff apartment, there is ample accommodation to cater for a large number of family members and guests.

## ACCOMMODATION

3 Reception Rooms

TV Room with 85" screen with professional sound system

Family kitchen as well as professional kitchen equipped to cater for 200 people

450m<sup>2</sup> open space attic with AC and 11 ceiling windows connected to the house by elevator and staircase

Master suite with bespoke oak dressing room

2 guest suites

4 further bedrooms with 2 bathrooms

Staff apartment with 2 bedrooms and 2 bathrooms

Laundry rooms

Pantry room

Ample storage

Gymnasium

Spa

20m swimming pool

Medieval Observatory Tower

In all about 4.5 ha of Mediterranean gardens, farm land and over 300 olive trees



## SPECIAL AMENITIES & FEATURES

### Interior Design

4.8m ceiling height throughout reception rooms with custom hidden led lights and original travertine

Antique chandelier powered with LED lights arranged with handmade blown glasses from Murano artisans

Modern custom chandelier in blown glass silk and gold finishing

Custom made bronze switchers

Modern wooden family kitchen customized by bronze finishing and stone wood counter top, fully equipped and connected with the professional kitchen below

High energy saving windows in wood and in bronze specially customised for the Villa from “Capoferri Serramenti”

Custom made 8 people elevator, covered in walnut and Hermes wallpaper and travertine floor

Original main staircase in local stone with a chandelier from the XVIII century restored with LED lights

3.8m ceilings for the bedrooms and all are equipped with a next generation air conditioning system

Artisanal customised ceramic tiles for the bathroom, installed with the same technique used in the period of the construction of the house (1932)

### Pool/Gym/Spa

Jacuzzi

Steam room

Changing room

Technogym work out stations with 43” TV screen and professional sound system

20m swimming pool designed as a natural lake with air pool sitting area

### Garages

Underground parking for 5 cars

Additional 2 car garage

Garden and pool stores

### External Landscaping

Manicured Mediterranean garden with a mix of tropical and local plants

### Security

Modern alarm system with sensors and cameras. Option for fully enabled central security and control room or subscribed remote monitoring and response service



The French painter Claude Monet spent the early part of 1884 in the Italian town of Bordighera, having been introduced to this part of the Riviera by his friend Renoir the year before. It is believed he painted from the Medieval Tower at Villa Mostaccini.







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