

# RIVIERA DI ULISSE



# THE AREA



The Riviera of Ulysses includes a coastal stretch of Latina province about 100 km long.

It offers a wide variety of environments alternating fine sandy beaches with rocky headlands.

The beaches are well organized and equipped, belonging to the list of the Italian Blue Flags, with top quality marine environment

**Sperlonga, San Felice Circeo, Terracina, Gaeta, Sabaudia** are the best known areas



# SABAUDIA

## VILLA RAFFY / SLEEPS 8

3 Double bedrooms, 3 Bathrooms, 1 further double bedroom with a sofa bed in dependence (small wooden cottage with double sofa bed, ensuite bathroom), air conditioning in 2 bedrooms, Equipped kitchen with electric oven, microwave, Washing Machine, dishwasher, Garden with comfortable sofas and sitting area overlooking the pine forest, Barbecue and pizza oven, TV Sat and DVD, Parking, Alarm system, Maid & Cooking service on request

The property is situated in a residential area into the National Park of Circeo only few minutes walking or biking to a 20 Km long white sandy beach (Torre Paola – Sabaudia), immersed in a 1500sqm shady pinewood and garden

Restaurants are at walking distance, but the area is very quiet and peaceful ideal for a relaxing holiday. The property is equipped with beach lounges, umbrellas and private areas for sunbathing and al fresco dinner,



## VILLA STESTY / SLEEPS 8

Elegant detached Villa on one level 200sqm located on the seafront dunes of Sabaudia

The villa is directly on the sea with private access to the beach, the decor is upscale

It consists of 4 double bedrooms with ensuite bathrooms, Garden with outdoor patio, Private access to the beach, Parking spaces, air conditioning, TV, Oven, Microwave, Refrigerator, Dishwasher, Washing machine, Heating. Distances Beach/sea 10 mt, shops 4 km, city center sabaudia 4km, Beach Establishments 100 mt



### **VILLA RIBBY / SLEEPS 10**

2level villa, 800m. to the center of town and even closer to the main shops. Lake di Paola is just 500 m. away and just beyond you will find the beginning of the white sandy beaches. Restaurants and shops too are just a stone throw away.

GROUND FLOOR. Living Room, Kitchen, two double bedrooms with ensuite bathrooms and one twin bedroom with a third bathroom in the hall. FIRST FLOOR. Attic open space with 4/5 beds a bathroom and a large terrace. Small dependance with bunk beds and bathroom (available upon request).

4 Bedrooms (for 10 pax), 4 Bathrooms, 1 Staff bedrooms with bathroom(on request), Air conditioning and Heating in all the bedrooms, Private swimming pool (10 m. x 4 m.) with sun-beds and external shower, 2800 sq. m. garden with comfortable sofas, shaded dining table and chairs, Porch with barbecue and pizza oven, Equipped kitchen, Terrace, Fireplace, TV Sat and DVD, Internet wifi connection, Washing Machine and dishwasher  
Football table, Covered parking for 4 cars



# GAETA

## VILLA GAETA STE0104/ SLEEPS 6

Beautiful Mediterranean-style villa 150 m2 2 levels , in a residential area of Gaeta. Extensive views of the sea and the Gulf and the islands of Ponza ,Ventotene and Palmarola. The house is surrounded by 850sqm garden with pool and pavilion. The outdoor area offers many shady spots to relax even on hot summer afternoons. The beach is only 150m away, easily accessible by foot. A little further away are the beautiful beaches of Serapo and Arenauta. Ideal starting point for visiting the main tourist places of the North Coast (Sperlonga 15 km, Terracina, 37 km, Circeo 55 km), and the South Coast (Caserta with the Bourbon Kingdom palace 85 km, Naples embarkation for the islands of Capri and Ischia) away. Formia 6 km (ships to Ponza and Ventotene).

Outdoor swimming pool: 24 m2 Pool open May - September

1 TV Satellite, Hi-Fi system, 1 DVD player, Living room, 2 Kitchen, Bathrooms: 2 (shower and tub), 3 bedrooms (2 double, 1 twin), Air conditioning unit: 2pieces, Gas/electric cooker, Refrigerator, Cooker hood, Coffee percolator, Microwave, Washing machine, Dishwasher, Vacuum cleaner



**APARTMENT GAETA PALAZZO STE3302/ SLEEPS 4** Apartment 90 m2 on 2nd floor, bright, renovated in 2010, luxurious and stylish furnishings: living/dining room with dining table, satellite-TV, digital TV, flat screen TV and radio. 1 double bedroom. 1 room with 2 beds. Kitchenette (4 hotplates). 2 bathrooms (shower and tub),jacuzzi. Heating, air-conditioning, Internet (Wireless LAN [WLAN], free). Nice, comfortable, historical small apartment house from the 13rd century, renovated in 2009. In the centre of Gaeta, in a central, quiet, sunny position, in the heart of the town, 250 m from the sea, 2.3 km from the beach. In the house: lift. Linen change weekly (suppl. charge extra). Public parking 200 m on the road. Shop, grocers, restaurant, bar, bakers, café 200 m, railway station "Formia" 7 km, ferry "Formia" 7 km, sandy beach "Gaeta Serapo" 2.3 km. Bedrooms: 2, TV, Air-conditioning, Internet (WiFi), Jacuzzi



# LADISPOLI

## LADISPOLI CHATEAUX MANSION

19 Bedrooms - Indoor Pool – Private beach - Tennis Court and Fitness Centre  
Relais & Châteaux mansion was once the residence of J.Paul Getty who

transformed it into a magical temple of art and is now both a luxury hotel with 19 rooms facing the Tyrrhenian sea and also a museum of considerable importance.

Rooms and suites each have their own particular style and original furnishings, some bearing the names of personalities who have stayed in the mansion in various eras, others the names of the past owners of the furniture present in the rooms. The common denominator is the total absence of noise other than the sounds of nature: that of the luxuriant historic park and that of the Tyrrhenian sea which is present here in all its vastness. Each room is equipped with a safe, mini-bar with a rich selection of drinks, DVD player, Sky TV, pay per view and Wi-Fi internet connection.

**RELAXATION & ACTIVITIES.** The Beauty Centre, located by the indoor swimming pool, newly refurbished and enlarged for the season 2010, will have two treatment rooms, a relaxation bathtub and a Hammam. It offers a wide range of massages and aesthetic treatments using natural products from the Lakshmi and Dermo 28 lines. All treatments will also be available in the intimacy of some rooms. It is possible to play tennis in our new tennis court, jog in the park and use our canoe.

**BEACH & POOL CLUB** The life guard service is guaranteed from 10.00 a.m. to 7.00 p.m. every day including Sundays.

**EXCLUSIVE USE OF THE HOUSE** The entire MANSION may be reserved for exclusive use.

11 Double bedrooms, 5 junior suites & 3 master suites

Plasma TV, DVD and SKY (satellite TV), safe in each room, Wide range of DVD selection available, Internet access in room and desktop computer in main hall

Room service, Laundry and dry cleaning, Shoe cleaning service

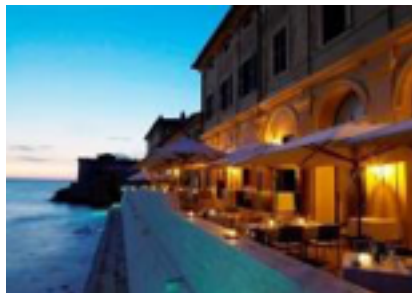
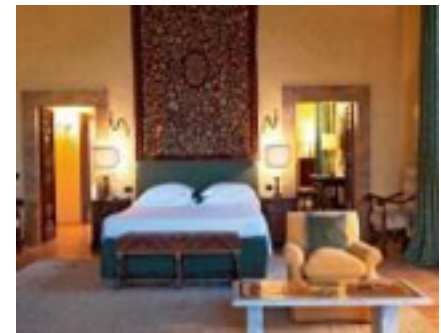
Private parking, Heliport

Indoor pool with heated water, Patio equipped with parasols and sun loungers with bar and snack service,

Private beach equipped with parasols and sun loungers, bar service, canoes available

Massage and Ayurvedic treatments en suite and outdoors, Tennis court fitness center on-site, golf and horse riding in the vicinity, Personal Trainer on request

Bicycles available, Baby-sitting service, Beauty center - Hairdresser, Private museum



Wine tastings, Cooking courses  
"The Cesar" RESTAURANT: indoor and outdoor dining overlooking the Tyrrhenian sea, Mediterranean cuisine using organic produce, home-grown.

# SAN FELICE CIRCEO

## VILLA CIRCE / SLEEPS 8

### 4 Bedrooms (2 double, 2 with tower bed and single bed)

set in the silence and peace, in front of a Oak Tree Forest but very close to the sea, built in the typical Capri style: white and green interrupted only by the colour of red gerani and pink bouganvillea. The house is situated in a wonderful location, 5 minutes walk by the nearest beach and 10 minutes walk to the old village of San Felice, with its typical Templari tower, restaurants and bars.

4 Bedrooms (2 double, 2 with tower bed and single bed), 2 Bathrooms. 2000 Sq. Mt. Mediterranean garden, 5 minutes walk by the sand beach, 2 amacas, 2 wooden sunbeds, BBQ, Tables and chairs for "al fresco" dining under the patio, Games for children, table tennis and a volleyball net in the garden  
Equipped kitchen with new fridge, dishwasher & washing machine. Electrical hairdryer is provided



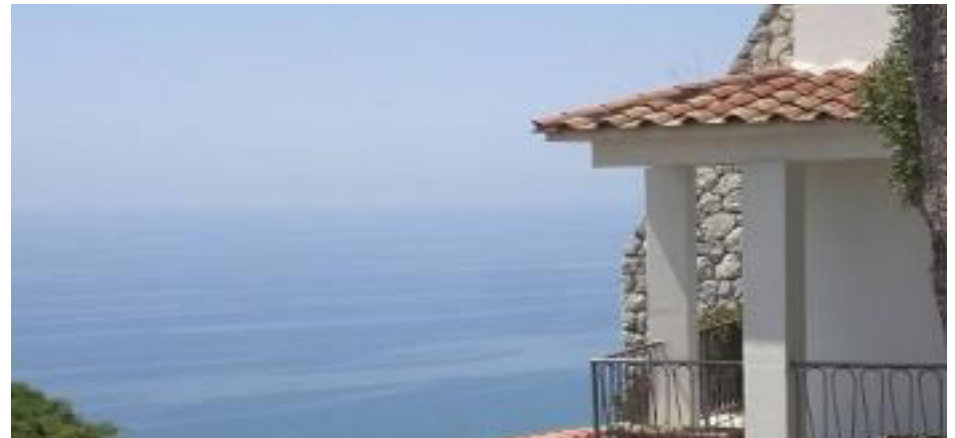
## VILLA ULLA / SLEEPS 11

### 6 Bedrooms (5 double-suites, 1 single) – Jacuzzi pool

The location is unique! Nature with its chromatic effects are present everywhere, enriching this place with evocative atmospheres. Ideal destination for those searching a relaxing seaside vacation, Villa ULLA lies just beyond Punta Rossa, the most exclusive area of the picturesque town of San Felice Circeo

5 Bedrooms (4 double-suites, 1 single), 1 Bedroom-suite (on request)

6 Bathrooms en-suite. 1 Service bathroom, Apartment for the staff air conditioning, flat screen LCD TV, hair dryer, minibar, 3000sqm private garden, seaview Terraces, Jacuzzi pool into the natural rock (4m x 2,5m) with sun deck, Grill/Barbecue, Equipped kitchen with 5 gas burners, oven, fridge, washing machine, Lobby living room with fireplace, Stereo, CD player, Satellite Sky TV/DVD, Ipod Dock and Nintendo Wii, internet Wi-Fi, Tapis roulant, Parking for 3-4 cars, Video surveillance. Included: gardener, daily cleaning 3 hours (bed linen and towel changed every 2 days), final cleaning, electricity up to a maximum of 330 kWh weekly, porter service arrival/departure.



# RESIDENCE & APARTMENTS

## TERRACINA RESIDENCE STEMAR 3\* Centre - beach 50mt

### APT SEA VIEW

4 apartments bilo, 45sqm, first and second floor, lift, 1 bedroom, living with cooking corner and sofabed, Tv, 1 bath/shower washingmachine - air conditioning - balcony - 4/5 beds.

### GARDEN VIEW

4 apartments bilo, 45sqm, first and second floor, lift, 1 bedroom, living with cooking corner and sofabed, Tv, 1 bath/shower, washingmachine, air conditioning, 4/5 beds

### PENTHOUSE

penthouse mono, 30sqm, third floor, lift, living with cooking corner and sofabed + double bed, Tv, 1 bath/shower, washingmachine, air conditioning, panoramic terrace, 2/3 beds.



## GAETA STE3251 /SLEEPS 4

small house 60 m2, on the ground floor, bright, practical and nice furnishings: open living/dining room 22 m2 with dining table, TV and digital TV (flat screen TV), video and DVD. Exit to the garden, to the terrace. 1 room with 1 double french bed, 1 room with 1 double bed. Kitchenette (4 hotplates, oven, dishwasher, micro wave, pizza oven). 2 bathrooms with shower, Panoramic view of the sea. Facilities: washing machine, safe, iron, mosquito net, hair dryer. Please note: fridge without freezer.

Nice, cosy, comfortable small apartment house, surrounded by trees. In a sunny position, area with little traffic, 300 m from the sea, road to cross. Private: nice garden 90 m2 flowers and trees, natural garden, meadow. Linen change weekly, Towel change weekly. Storeroom available. Parking (for 2 cars) by the house in the grounds. Shop, supermarket, shopping centre 500 m, restaurant 1 km, bar 400 m, bakers 500 m, bus stop 100 m, railway station 4 km, sandy beach 300 m, public bathing area 200 m. Please note: Loading and unloading of baggage is possible at the holiday house

