

LVH



VILLA NICOLINA

SOUTHAMPTON, HAMPTONS, NEW YORK

6
BEDROOMS

16
GUESTS

8 + 5 HALF
BATHROOMS

9,300
SQUARE FEET



VILLA NICOLINA

SOUTHAMPTON, HAMPTONS

Villa Nicolina is a stately home located just outside Southampton Village on 1.7 acres across from 100 acres of pristine, woodland reserve with walking trails.

The front door into a grand foyer with 26 ft. coffered which leads to a 1,200 sq ft living room with walls of French doors opening to a 2500 sq ft mahogany deck with steps down to an expansive stone patio surrounding the pool. The first floor Master Suite has its own fireplace, huge his and hers cedar walk-in cedar closets and a connecting paneled library with fireplace. The master bath has double marble vanities, a double steam shower, and a tremendous whirlpool tub. The upstairs Master bedroom has a fireplace, walk-in closets and lovely marble bath with steam shower and whirlpool tuba. There are four additional bedrooms upstairs—all with private baths, a spacious billiard room, or bedroom with full bath and fireplace, and a sitting room. Every room has a telephone, telecom, CATV and high-speed data wiring. The gathering area boasts a magnificent gourmet kitchen with breakfast area and a tremendous granite center island, tons of cabinets, 6 burner Viking stove with grill, Sub-zero refrigerator and 2 dishwashers. There is a huge butler's kitchen with double dishwasher, wine refrigerator and trash compactor and vast cabinet space. This all opens to a large, sunny gathering room with wood burning brick fireplace and French doors opening to a covered porch.

Outside you will find a 55ft heated Gunite Pool with Roman spa and waterfall and a pool house with wet bar, gas fireplace and full bath. Additionally, there is a deep 3 bay garage able to accommodate 6 cars. This grand Southampton home was constructed with the utmost attention to detail, and the spacious property affords plenty of room for a tennis court.

INTERIOR

- Dining Room
- Fireplace
- Private Elevator

EXTERIOR

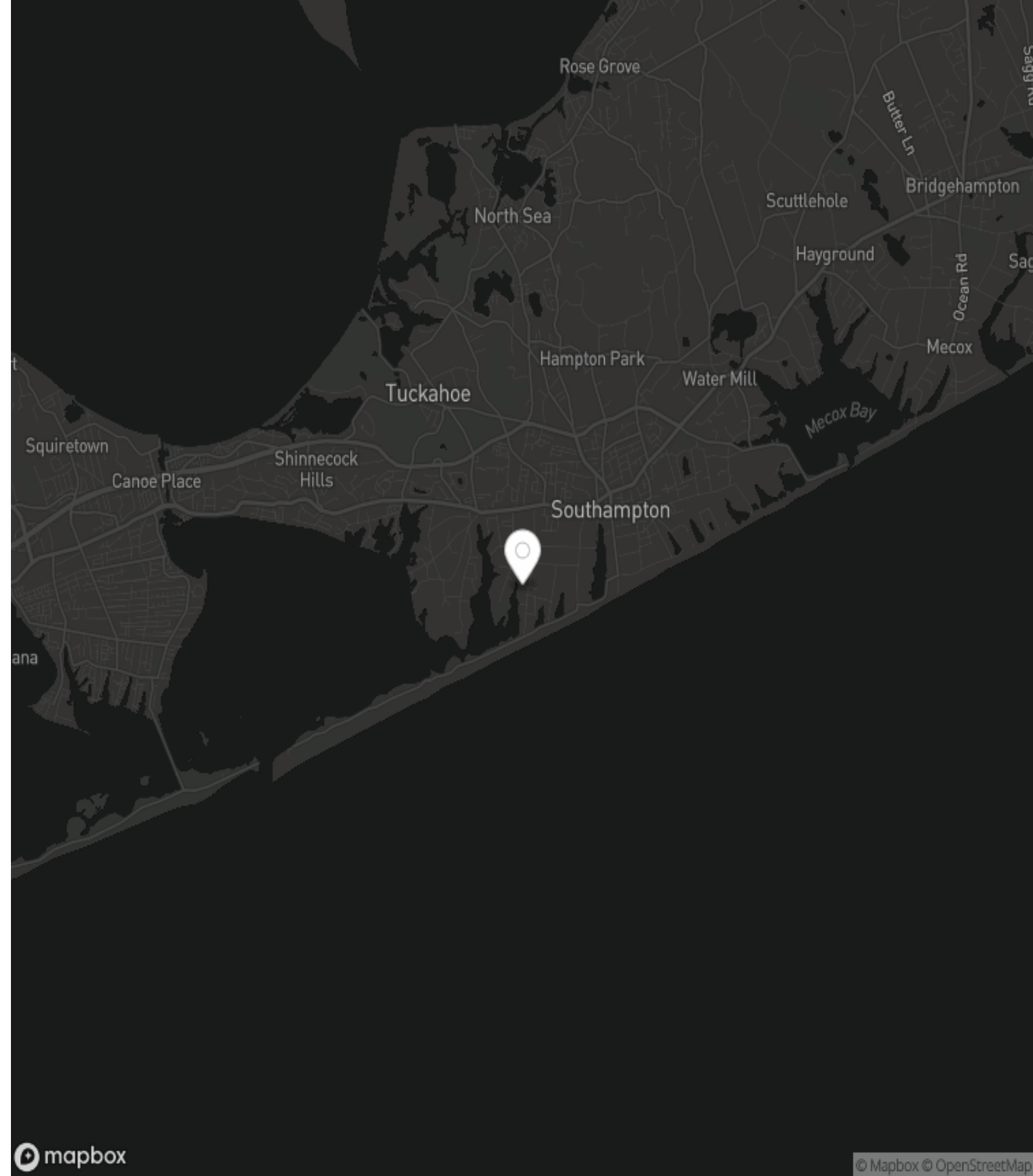
- Garage
- Patio
- Pool Outdoor
- Pool Outdoor Heated
- Terrace
- Waterfalls



HAMPTONS

SOUTHAMPTON

Synonymous with luxury vacations and picturesque seaside towns, the Hamptons is a little slice of heaven full of gorgeous homes on pristine beaches. Just 90 minutes from New York City, it's where Manhattan's fashionable elite escape the city for privacy, rest and relaxation. Each town – Westhampton, East Hampton, Southampton, Bridgehampton, Wainscott, Water Mill, Amagansett, the historic whaling community of Sag Harbor, and finally Montauk – has something amazing to offer like classy restaurants, upscale shops, wineries, and flourishing farmer's markets, to name a few. The Hamptons features a great deal of exclusivity that, in combination with rural magic, gives birth to a unique charm that beckons luxury travelers.





INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Field Managers



Stewards



Concierge Access



Housekeeping



Pre-stocking



Welcome Ceremony



Unpacking



Luxury Spa Products

**Yachts****Private Jets****Super Cars****Chefs**

ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.

**Staffing****Helicopters****Entertainment****Experiences****Spa and
Esthetics****Wellness****Chauffeurs****Wardrobe Care**





















VILLA NICOLINA
SOUTHAMPTON, HAMPTONS

WHO WE ARE

LVH is the prominent luxury super home chartering company that provides access to thousands of elite homes in hundreds of global destinations. Our team will orchestrate the entire experience including exceptional on-site staff, in-home services, out of home activities and travel logistics. Endless possibilities await the most discerning guests. LVH Domus, our invite-only membership, brings the same level of service to every day of your life.





LVH

CURATORS OF
IMMEASURABLE
MOMENTS



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