



Villa for sale in Forte dei Marmi Centro

€ 3.000.000

Ref. CBI129-1110-130164



321 sq.m. | Bathrooms: 10 | Bedrooms: 5 | Rooms: 22

Elegant Luxury Villa with Swimming Pool to be built in Forte dei Marmi, located in a privileged position just 1,000 meters from the sea and adjacent to the central area.

We are pleased to present an extraordinary opportunity for those who dream of building their own home in Forte dei Marmi. For sale is the building lot of 1640 m2 completed by a building project already approved with the much sought-after Building Permit (PDC) issued by the Municipality of Forte dei Marmi. This means that the buyer will have the extraordinary opportunity to immediately start construction work on a villa of approximately 321 m2, saving precious time. The works will be carried out by the new owner faithfully following the approved project. However, there remains the flexibility to make any slight variations to the project, subject to agreement with the Municipality.

The modern architecture of the villa, highlighted in the renderings, stands out for the large windows that permeate every room with natural light, creating perfect harmony between the internal and external spaces. An ideal combination that allows you to fully experience every moment, especially in the hot and sunny seasons. A further distinctive point is the large 48 m2 porch, which offers not only an architectural element with a covered space, but adds a touch of elegance that suggests an open-air lifestyle, ideal for convivial moments and fully enjoying the nice days.

Forte dei Marmi



The layout of the interior spaces is designed to offer a refined living experience. The ground floor, with a surface area of 186 m², houses a large living room and dining room, with a direct connection to the wonderful porch, a spacious kitchen, a TV room, a study and two bathrooms. A scenographic touch is given by the internal patio, which gives natural light and offers an enchanting view of the lush garden.

Going up to the first floor via an elegant staircase, on a surface area of 135m² we find five luxurious bedrooms, each with its own bathroom, and all overlooking a spacious 170m² terrace, creating intimate spaces that are at the same time open to the surrounding panorama.

The basement, with a generous size of approximately 243 m², emerges as a versatile and large space, thus expanding the potential of the Villa. Accessible both internally and externally, it is an oasis of well-being with a Turkish bath, a sauna, a shower, a Jacuzzi, a changing room, a laundry room and a further three bathrooms, offering a perfect retreat for relaxation and enjoyment.

In the architectural project, in addition to the internal stairs, the presence of a modern internal lift that connects the three floors of the villa stands out, adding an element of practicality and accessibility. This detail emphasizes attention to detail and comfort in the living experience.

The surrounding garden, enriched with plants that guarantee privacy, embraces the entire villa. Here, a generous swimming pool with hydromassage area of approximately 90 m² becomes the fulcrum of the outdoor spaces. Access to the property is facilitated by a pedestrian gate and a large automated driveway gate, which leads to spacious gazebos, ideal for comfortably accommodating cars and bicycles.

This luxury villa represents an unmissable opportunity for those seeking an exclusive retreat in Forte dei Marmi, combining comfort, modern design and a prestigious atmosphere. For further details and to book a visit, please contact us.

For privacy reasons the address in the form is indicative, the property is however located in the immediate vicinity.

Certification

Energy Class: B

EPglNr: 88.32 kwh/□

Features

Property ID: CBI129-1110-130164

Contract: Sale

Categoria: Villa

Address: fratelli cervi, 29

Zip Code: 55042

Municipality: Forte dei Marmi

Zona: Centro

Total sqm: 321 sq.m.

Bedrooms: 5

Bathrooms: 10

Rooms: 22

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 2023

Terrace: Present

Garden: Private, 1.640 sq.m.

Sea distance: 1.050 meter

Kitchen: Regular Kitchen





