



## **Villa for sale in Rimini**

### **€ 1.680.000**

### **Ref. CBI099-1008-520507**



#### **440 sq.m. | Bathrooms: 8 | Bedrooms: 8 | Rooms: 14**

We present a splendid independent villa for sale, located on the quiet hills of Rimini, from which you can enjoy a panoramic view of the sea that extends from the Rimini valley to the Gabicce promontory. The property boasts a living area of approximately 440 square meters, offering a versatile living solution with two independent apartments and an attic, which can be configured into a single large and spacious accommodation.

The internal architecture is characterized by the selection of high quality materials in the finishes, adding a touch of exclusivity to the rooms. Each apartment has a lounge of over 55 square meters with panoramic windows overlooking the surrounding landscape and a fireplace that contributes to creating a warm atmosphere. The internal layout also includes a spacious kitchen, three bedrooms and two bathrooms for each unit.

The property is enhanced by an extensive private garden of 4,000 square meters, a true oasis that houses a designer infinity pool, surrounded by an elegant glass barrier that offers safety for children. The villa is completed by comfortable changing rooms, a large garage of over 90 square meters and warehouse areas.

This property is also suitable as an investment formula, both for short and seasonal rentals, with all the essential services easily



accessible. It is a prestigious residence that harmonizes luxury and comfort with versatility, set in the heart of the Romagna Riviera.

## Certification

**Energy Class:** C

**EPglnr:** 99.17 kwh/□

## Features

Property ID: CBI099-1008-520507

Contract: Sale

Categoria: Villa

Address: Via Panoramica, 2

Municipality: Rimini

Total sqm: 440 sq.m.

Bedrooms: 8

Bathrooms: 8

Rooms: 14

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 4.000 sq.m.

Sea distance: 4.000 meter

Kitchen: Present

Garage: for two cars, 93 sq.m.





















