

## Villa for sale in Forte dei Marmi Vittoria Apuana Confidential Negotiation Ref. F0536



**370 sq.m | Bathrooms: 6 | Bedrooms: 8 | Rooms: 12**

Forte dei Marmi Vittoria Apuana district, a short distance from the beach, there is this splendid villa for sale.

A villa under construction, spread over three floors and boasts a total area of 370 square meters.

Inside, there are 12 elegantly furnished rooms, including 8 bedrooms and 6 bathrooms, perfect for welcoming large families or groups of friends.

The villa is equipped with every comfort and boasts the presence of modern architectural technologies in line with low energy impact living standards.

The eat-in kitchen is spacious and modern, perfect for preparing delicious meals to enjoy in the living room or on the outdoor terrace overlooking the garden.

The villa is surrounded by a large private garden and land, ideal for those who love privacy and nature.

There is no shortage of parking space, with 6 uncovered parking spaces available.

Furthermore, the cellar and the attic offer additional storage spaces.

In summary, this villa represents an unmissable opportunity for those who wish to live in one of the most exclusive and sought-after areas of Forte dei Marmi, surrounded by luxury and comfort.

Delivery for completion of works expected in 2025

Detached villa on a plot of land of approximately 2,000 m2.

The building is spread over 4 levels: basement, ground floor, first floor and attic floor.

In the basement of approximately 200 m2. the laundry, cellar, bathrooms and services such as the gym, a wellness area as well as a large entertainment room have been planned.

The ground floor is accessed from this underground level both via the lift and an internal and external staircase.

The ground floor of approximately 180 m2. there is a kitchen, living room, dining area and 2 bedrooms with 2 bathrooms.

Outside there is a portico and Pompeian of approximately 70 m2, a swimming pool of 100 m2.

On the first floor of 170 m2. There are 6 bedrooms and 4 bathrooms, and 4 balconies.

On the fine attic floor of approximately 180 m2.

## Certification

**Energy Class:** A4

## Property Informations

**Bedrooms:** 8

**Bathrooms:** 6

**Rooms:** 12

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 3

**Heating:** Heating

**Parking:** Uncovered Parking

**Age Construction:** 2024

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 2.000 sq.m

**Sea Distance:** 1.000 meter

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Safe-Deposit Box

Shutters

## Nearby

Gyms:

Wellnes Centres:

Football field

Sports Complex:

Tennis Courts:

Bicycle Paths:

Playgrounds:

Public Transport:

Kindergarten:

High School:

Middle Schools:

High School:

Bar:

Post offices:

Shopping centers:

Municipal offices:

