

# Villa for sale in Forte dei Marmi

## Centro Levante

### Confidential Negotiation

#### Ref. F131



### 400 sq.m | Bathrooms: 7 | Bedrooms: 7 | Rooms: 12

Exclusive Newly Built Villa with Swimming Pool in Forte dei Marmi in the heart of the renowned Forte dei Marmi, we offer a prestigious luxury villa of large dimensions, developed on two levels above ground, designed to offer maximum living comfort and uncompromising contemporary elegance.

An elegant driveway leads to the property, immersed in a splendid private garden that embraces the villa and enhances every room with privacy, harmony, and brightness.

The property is offered:

In its current state of completion, it is ideal for bespoke customizations; or with a turnkey delivery, complete with high-quality finishes. The renovation and redesign project envisions an exclusive residence, perfect for an international clientele seeking a prestigious villa with 6/7 bedrooms, a swimming pool, and spaces dedicated to wellness and entertainment.

Ground Floor The spaces on the ground floor have been designed to ensure conviviality, comfort, and continuity between inside and

outside:

Large reception room with separate dining area  
 Large designer kitchen  
 Pantry area and wine cellar  
 Cinema/TV room  
 Fitness area with mini spa  
 Double bedroom with private bathroom  
 Additional bedroom/study with bathroom  
 Laundry and ironing room  
 The entire ground floor, as well as the outdoor spaces, will be finished with elegant Travertine-effect flooring, creating a refined architectural continuum.

First Floor  
 The sleeping area hosts:

5 large suites, all with en-suite bathrooms and walk-in closets. Large showers in every bathroom. At least one suite also features a bathtub, ideal for families with children. Exclusive master bedroom overlooking the pool. The entire sleeping area will be adorned with fine wood floors, creating a warm and sophisticated atmosphere.

Outdoor Spaces  
 The villa is designed to fully enjoy the outdoor spaces:

Elegant Pompeian villas and outdoor living areas.

Large scenic swimming pool. Pool area with changing rooms and dedicated bathroom. Private garden ideal for relaxation and entertainment. A unique property in the luxury real estate landscape of Forte dei Marmi, perfect for those seeking an exclusive, next-generation residence with large spaces, privacy, and high-end amenities.

## Certification

**Energy Class:** G

## Property Informations

**Bedrooms:** 7

**Bathrooms:** 7

**Rooms:** 12

**State of Preservation:** Good

**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Parking:** Carport

**Balconies:** Present

**Garden:** Private

**Sea Distance:** 1.000 meter

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

Closet

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms:

Wellnes Centres:

Football field

Sports Complex:

Tennis Courts:

Bicycle Paths:

Playgrounds:

Railway Station:

Public Transport:

Kindergarten:

High School:

Middle Schools:

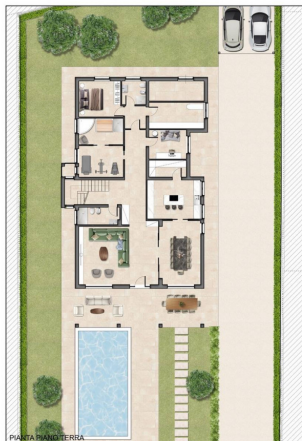
High School:

Bar:

Post offices:

Shopping centers:

Municipal offices:



**Immobiliare Sartoni**

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