

Villa for sale in Forte dei Marmi Centro Confidential Negotiation Ref. AF5



400 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 8

LUXURY VILLA WITH POOL AND SPA AREA

In a private and exclusive setting, we offer an extraordinary newly built villa, designed to offer maximum living comfort and an uncompromising luxury experience.

The property extends over two levels above ground plus a large basement, surrounded by an elegant private garden of approximately 1,200-1,250 m², embellished with a splendid 63 m² swimming pool with a hydromassage area, a small beach area, and a refined outdoor living area.

Ground floor

A welcoming entrance hall, spacious living area, kitchen, two double bedrooms, and two bathrooms open onto a charming veranda, porticoes, and a Pompeian terrace, ideal for relaxing al fresco.

(Internal surface area 140 m² + 75 m² of covered external spaces)

First Floor

Exclusive sleeping area consisting of two elegant double bedrooms, each with a walk-in closet and en suite bathroom, as well as a scenic wrap-around terrace.

(Surface area 81 m² + 60 m² of terraces)

Basement Floor

Spaces dedicated to well-being and functionality: two bedrooms, two bathrooms, spa area, hallway and ancillary rooms.

Immobiliare Sartoni

(Surface area 170 m2)

The property includes convenient parking areas for 3-5 cars and private driveway access.

Total surfaces:

221 sq m of living space, 170 sq m of basement, 135 sq m of terraces, porticoes and Pompeian terrace

To ensure maximum confidentiality, the address indicated is purely indicative.

A unique residence, designed for those who desire an exclusive living environment where design, comfort, and privacy blend in perfect harmony.

Property Informations

Bedrooms: 5

Bathrooms: 6

Rooms: 8

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Balconies: Present

Terrace: Present

Garden: Private

Sea Distance: 800 meter

Kitchen: Exposed Kitchen

Features

Air-Conditioned

Shower

Shutters

Nearby

Gyms:

Wellnes Centres:

Football field

Sports Complex:

Tennis Courts:

Bicycle Paths:

Playgrounds:

Railway Station:

Kindergarten:

High School:

Middle Schools:

High School:

Bar:

Post offices:

Shopping centers:

Municipal offices:

