

## Villa for sale in Forte dei Marmi Centro Storico Confidential Negotiation Ref. V793



**210 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

In the heart of Forte dei Marmi's most sought-after area, between the exclusive Vittoria Apuana and the city center, just 400 meters from the beaches, we offer for sale a refined contemporary villa, recently renovated and poised to stand out among the most exciting opportunities on the current local market.

Nestled in a private and quiet setting, the property expresses a perfect balance between architectural elegance, modern comfort, and construction quality.

A villa that effortlessly embodies the Versilia lifestyle: absolute privacy, abundant light, clean lines, and outdoor spaces designed as a true extension of the living space.

**Architecture & Concept:** Harmonious volumes and balanced proportions define a contemporary, essential and timeless architecture. The large glass surfaces establish a continuous dialogue with the garden, amplifying natural light and providing a constant sense of openness and fluidity.

Each space has been designed to ensure continuity between indoors and outdoors, offering a sophisticated yet relaxed atmosphere, perfectly in line with the most exclusive residences in Forte dei Marmi.

**Immobiliare Sartoni**

Via Duca D'Aosta n. 8 - Forte dei Marmi (LU) - Phone number +39 0584 080189  
info@immobiliariesartoni.it - <https://www.immobiliariesartoni.it/en>  
VAT 02067870465

Layout - Ground Floor: Large open-plan living area flooded with natural light, with a dining area and minimalist open-plan kitchen. Completing the level are a guest bathroom, a double bedroom, and a single bedroom with ensuite bathroom.

-First Floor: two elegant double bedrooms, both with en suite bathrooms and private terraces, designed to ensure maximum privacy and comfort.

A harmonious distribution that guarantees comfort, functionality and privacy.

Outdoor Spaces & New Outdoor Project The well-kept and private garden will be further enhanced by the creation of a high-quality plunge pool, a small, scenic pool conceived as a distinctive architectural element, perfectly integrated into the greenery and finished with high-quality materials.

The swimming pool will be ready around June 2026, further enhancing the property for the summer season.

A modern bioclimatic pergola will be installed next to it, creating a sophisticated outdoor living area usable in all seasons, ideal for moments of relaxation and conviviality in complete privacy.

The existing verandas and internal parking space complete this elegant residence, a rare opportunity in the Forte dei Marmi market.

## Property Informations

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 5

**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 650 meter

**Kitchen:** Exposed Kitchen

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Air-Conditioned

Parquet

Wiring: By Law

Shower

Shutters

## Nearby

Gyms:

Wellnes Centres:

Football field

Sports Complex:

Tennis Courts:

Bicycle Paths:

Playgrounds:

Railway Station:

Public Transport:

Kindergarten:

High School:

Middle Schools:

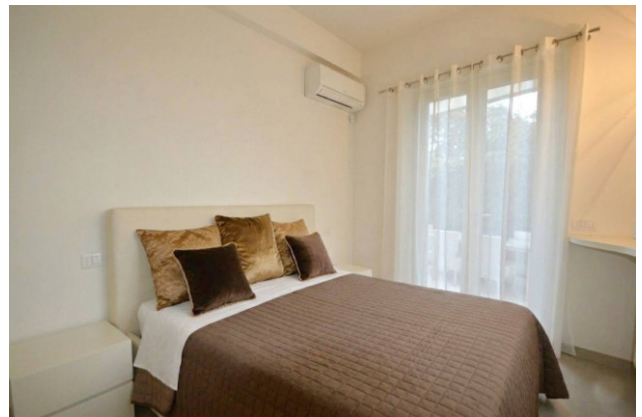
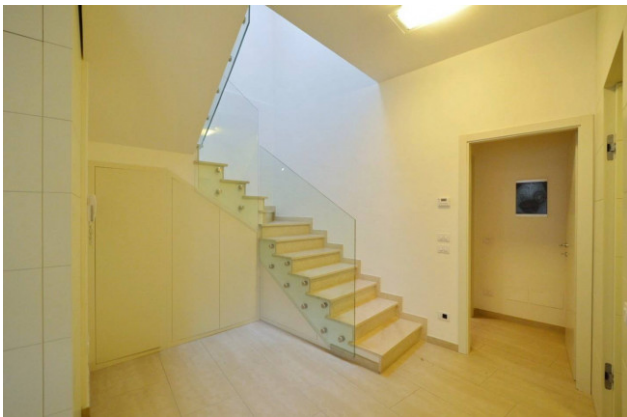
High School:

Bar:

Post offices:

Shopping centers:

Municipal offices:







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