Immobiliare Sartoni
Via Duca D'Aosta n. 8 - 55042 Forte dei Marmi
Phone number +39 0584 080189

Villa for sale in Pietrasanta
Marina di Pietrasanta
Confidential Negotiation
Ref. Villa2



118 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Luxury villa for sale in Marina di Pietrasanta Tonfano with pool and private garden
We offer for exclusive sale a refined, newly built detached villa located in Marina di Pietrasanta, in the Tonfano area, just minutes from Forte dei Marmi and the Versilia coast.
This property represents an ideal solution for those seeking a luxury villa in Versilia, featuring contemporary design, advanced technology, and customizable high-quality finishes.
The villa extends over two levels, with an interior surface area of approximately 118 square meters, plus a 14 square meter porch and a 15 square meter pergola terrace, offering bright rooms perfectly connected to the outdoors. The ground floor features a spacious living area with a living room and open-plan kitchen, and a double bedroom; the first floor contains two double bedrooms, a bathroom, and a terrace.
Outside, the private garden of approximately 260 square meters features an elegant 31.5 square meter swimming pool, ideal for enjoying the outdoors in complete privacy. The property also includes internal parking spaces.
The property is constructed with high-quality materials, designed to ensure durability and maximum living comfort: natural wood, stoneware surfaces, and modern architectural solutions blend together in a perfect balance between aesthetics and functionality.
Equipped with smart home technology, the villa allows remote control of climate control, security, and access via smartphone. It features underfloor heating, a cooling system, alarm system setup, and a connected video intercom.
This villa for sale in Marina di Pietrasanta represents a unique opportunity in the Versilia luxury real estate market, perfect both as a

primary residence and as an exclusive investment near Forte dei Marmi.

Certification

Energy Class: A4

Property Informations

Address: Cortona	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 5
State of Preservation: Excellent	**Level**: On two-levels
Total Floor: 2	**Heating**: Heating
Parking: Uncovered Parking	**Age Construction**: 2028
Balconies: Present	**Terrace**: Present
Garden: Private	**Sea Distance**: 800 meter
Kitchen: Exposed Kitchen	

Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Air-Conditioned
Wiring: By Law	Shower	Predisposition for Alarm
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:

















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