COLDWELL BANKER
FORTE DEI MARMI

Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
Phone number (+39) 0584 1532273

Villa for Sale in Forte dei Marmi
Vittoria Apuana
€ 6.500.000
Ref. CBI129-2906-130503



730 sq.m | Bathrooms: 6 | Bedrooms: 8 | Rooms: 21

Prestigious Villa with Pool and Garden in Vittoria Apuana, Forte dei Marmi
In an exclusive setting, surrounded by greenery and offering maximum privacy, stands this newly built detached villa, designed to offer a truly prestigious living experience. The property harmoniously combines architectural elegance, functional spaces, and cutting-edge technology, in a perfect blend of modern comfort and aesthetic sophistication. Built on a large plot of approximately 2,000 square meters, the property extends over four levels, with a total floor area of over 700 square meters, rationally and harmoniously distributed.

On the ground floor, approximately 180 square meters, a large and bright living area of approximately 1,000 square meters welcomes guests with an elegant open-plan kitchen, dining room, and living room-perfect spaces for enjoying and sharing every moment of the day. Large windows open onto the loggia and the Pompeian terrace, directly overlooking the pool, creating a seamless connection between interior and exterior. Completing this level are two bedrooms, two bathrooms, and a utility room.

The first floor, approximately 170 m2, is dedicated to the sleeping area and can be configured in two ways: four large double bedrooms with en suite bathrooms and private walk-in closets, or six bedrooms and four bathrooms, ideal for accommodating family and guests in maximum comfort.

Four balconies offer private views of the garden and surrounding landscape.

The attic floor offers a large open space of approximately 180 m2, bright and versatile, offering endless customization possibilities, depending on your needs.

The approximately 200 sq m basement offers a modern interpretation of the concept of living well: a refined wellness area with a gym and private spa, an entertainment room, as well as a laundry room, cellar, and restrooms. There are also approximately 80 sq m of utility rooms and sewer drains. The floor has independent access from the outside, ensuring privacy and functionality.

All levels are connected by an internal staircase and prepared for the installation of an elevator.

The large and meticulously maintained garden is the heart of the villa. The loggia and the approximately 70 square meter Pompeian terrace allow for outdoor living in every season, while the splendid 100 square meter pool invites relaxation and conviviality. A large parking area can comfortably accommodate up to six cars.

Every detail of this property has been designed for those seeking a modern and technologically advanced luxury residence, yet warm, welcoming, and in perfect harmony with the surrounding nature.

The images attached to the advert are renderings and not actual photographs of the property

The property is being sold by a company; therefore, VAT of 10% must be added to the sale price, as required by current legislation.

For privacy reasons, the address on the listing is indicative. The property is still located nearby.

Certification

Energy Class: A4

Property Informations

Address: Via Ferrucci, 50	**Zip Code**: 55042
Bedrooms: 8	**Bathrooms**: 6
Rooms: 21	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Building	**Total floors**: 4
Parking space: Covered	**Lift**: Yes
Date of construction: 2025	**Balconies**: Present, 30 sq.m
Garden: Private, 1.400 sq.m	**Sea distance**: 980 meter
Kitchen: Eat-in kitchen	

















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