



# Villa for Sale in Forte dei Marmi Centro

**€ 12.000.000**  
**Ref. CBI129-1110-130541**



**429 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 17**

Prestigious villa with swimming pool and Italian garden adjacent to the center of Forte dei Marmi and a stone's throw from the sea.

Prestigious, newly renovated villa, less than a kilometer from the renowned beaches of Forte dei Marmi, featuring top-quality finishes and architectural solutions designed to ensure maximum comfort throughout. The property will be delivered fully furnished, with custom-designed furnishings designed to enhance each room in a coherent and exclusive way.

The property is accessed via three separate entrances, two pedestrian and one driveway, with parking available under a 35-square-meter photovoltaic roof. The private park, approximately 1,160 square meters, designed according to the principles of an Italian garden, features a scenic 80-square-meter infinity pool, the true centerpiece of the outdoor area. It is enhanced by a hydromassage system, a counter-current swimming area, and decorative fountains, enhancing its aesthetics and functionality.

The home is spread over four levels-basement, ground floor, first floor, and attic-connected internally by both an elegant staircase and a modern elevator.

**Forte dei Marmi**



The ground floor, which extends over 125 square meters, features a spacious, elegant and bright living area of approximately 60 square meters, with a living and dining area. An eat-in kitchen, a hallway, a guest bedroom with private bathroom, and two porches complete this level: the first, measuring 12 square meters, overlooks the pool; the second, measuring 30 square meters, opens onto the garden and can be closed with VEPA glass doors, offering a convivial space even in the cooler months.

The first floor, measuring 117.50 square meters, is entirely dedicated to the sleeping area. Three double bedrooms, each with an en suite bathroom, walk-in closet, and private terrace, guarantee privacy and comfort, in an atmosphere of understated and timeless elegance.

The 63.50 m2 attic, accessible by both a lift and an internal staircase, houses a fourth bedroom with a private bathroom, as well as a perfectly integrated kitchenette.

The 122.50 m2 basement, accessible both internally and directly from the outside, represents a valuable resource capable of optimizing the property's internal spaces.

Renovation work is currently underway, with completion scheduled for August 2026. The villa will be equipped with the most modern technology, including: controlled mechanical ventilation, underfloor heating, ducted air conditioning, a state-of-the-art home automation system, motorized shutters and awnings, internal and external video surveillance, an advanced alarm system, and a heated swimming pool.

This residence represents a perfect synthesis of architectural elegance, technological innovation, and prestigious living, an exclusive oasis in the heart of Forte dei Marmi designed for those seeking the ultimate in style, comfort, and quality of life.

\*For privacy reasons, the address on the page is indicative and the property is located in the immediate vicinity\*

## Certification

**Energy Class:** A4

## Property Informations

<b>Address:</b> Via Allende, 60	<b>Zip Code:</b> 55042
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 7
<b>Rooms:</b> 17	<b>Internal condition:</b> Restored
<b>---</b> > data_operazione < ---: 0000-00-00	: 0000-00-00
<b>Floor:</b> Building	<b>Total floors:</b> 4
<b>Parking space:</b> Covered	<b>Current Status:</b> Available after the deed of sale
<b>Terrace:</b> Present, 129 sq.m	<b>Garden:</b> Private, 1.158 sq.m
<b>Sea distance:</b> 950 meter	<b>Kitchen:</b> Eat-in kitchen







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**Forte dei Marmi**

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