

Villa for Sale in Forte dei Marmi

Vittoria Apuana

€ 3.100.000

Ref. CBI170-3028-307



390 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

Forte dei Marmi - Via Lorenzo de' Medici 81: Contemporary villa with pool and private garden

In the heart of Forte dei Marmi, on one of the most private and prestigious streets, stands this extraordinary newly built villa, designed to combine contemporary design, cutting-edge technology, and the unmistakable charm of Versilia.

The property extends over three levels for approximately 200 m² of interior space, enhanced by large terraces, porches, and additional outbuildings for a further 190 m², within a carefully landscaped plot of approximately 715 m².

The bright and refined rooms have been designed to ensure absolute comfort, privacy, and maximum usability of the spaces.

Interior Spaces: On the ground floor, the living area opens onto an elegant living room with large windows overlooking the garden and a custom-built Bulthaup kitchen, furnished and equipped. The upper floors accommodate three or four bedrooms and three bathrooms with a minimalist design, enhanced by resin cladding and wall-hung fixtures. The basement level, in addition to the laundry room, features convenient utility spaces.

Exteriors and Appurtenances: The villa is surrounded by a 715 sq m private garden, planted with Mediterranean plants and featuring a scenic 18 sq m covered and heated swimming pool, a hot tub, four internal parking spaces, an outdoor annex, and furnished porches. The terraces and gazebos make every outdoor space enjoyable in any season.

Finishes and amenities: Elekta Pastellone 2.0 microcement floors and bleached oak parquet. Wooden window frames with shatterproof, low-emissivity glass. Underfloor heating, ducted cooling, and VMC. Integrated home automation system for managing lights, climate control, and video intercom. High-quality finishes, minimalist design, and maximum energy efficiency. An oasis of elegance and



modernity, designed for those who want to experience Forte dei Marmi with style, privacy, and world-class comfort.
□ Confidential negotiation - Price on request

Certification

Energy Class: Not applicable

Property Informations

Address: Via Lorenzo Dei Medici, 81

Zip Code: 55042

Bedrooms: 4

Bathrooms: 3

Rooms: 8

Internal condition: Restored

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Floor: On two levels

Total floors: 3

Parking space: Uncovered

Date of construction: 2025

Terrace: Present, 95 sq.m

Garden: Private, 72 sq.m

Sea distance: 1.500 meter

Kitchen: Eat-in kitchen



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ARMADI AD ANTE SCORREVOLI



PORTE SCORREVOLI



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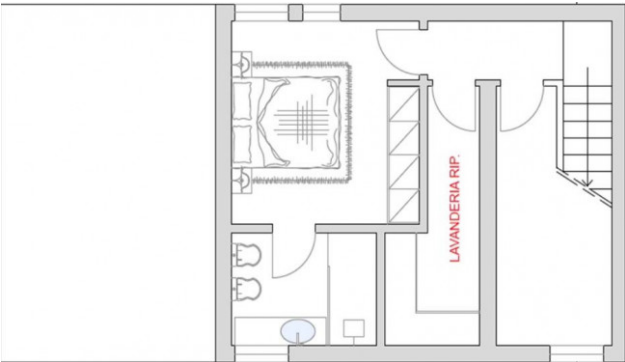
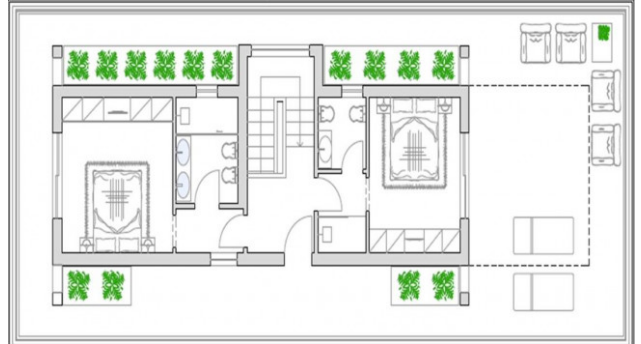
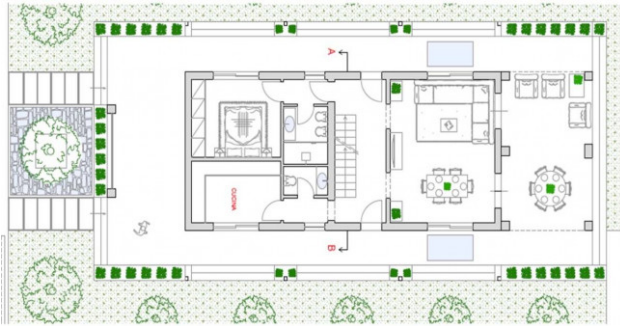
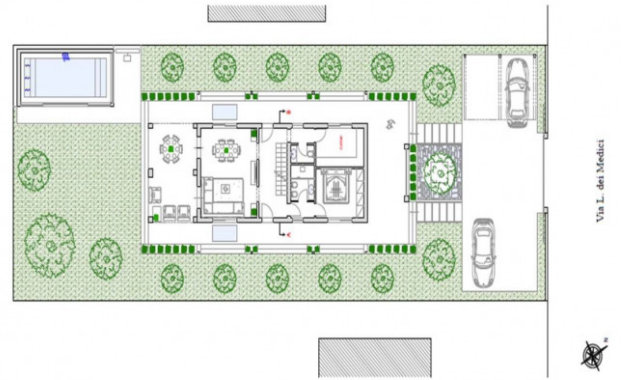
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PROSPETTO LATO MONTI

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PROSPETTO LATO MARE



PROSPETTO LATO VIAREGGIO



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