



# Two-family villa for Sale in Santa Marinella Capolinaro € 995.000 Ref. CBI078-734-43762



**198 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 6**

Stunning seafront villa with breathtaking views - Santa Marinella, Capolinaro area.

In one of Santa Marinella's most exclusive locations, in the renowned Capolinaro area, we offer for sale an elegant, 198 sq m, two-story, seafront semi-detached villa. The villa boasts unparalleled views and a perfect balance of modern comfort and scenic charm, with direct beach access.

Inside, large panoramic windows flood the rooms with natural light and offer spectacular sea views from every corner of the home. Direct access to the pier on the beach below makes the living experience even more exclusive.

The villa boasts generous and well-organized spaces. On the ground floor, there's a spacious living room with a fireplace that opens onto a seafront terrace, perfect for relaxing al fresco in complete privacy. The living area is completed by a fully equipped eat-in kitchen, also with direct access to a second outdoor terrace, a study, and a bathroom with shower.

All rooms are bright and overlook balconies and terraces surrounding the house, ideal for enjoying the sea breeze or dining al fresco while admiring the sunset.



A comfortable internal staircase, also designed as a decorative feature, leads to the upper floor, where the sleeping area consists of four spacious bedrooms. One of these has an en-suite bathroom, while the other two are on the same floor, ensuring maximum privacy and comfort for family and guests.

The property includes a completely private, paved garden on two sides, equipped with a barbecue area. It offers a wide range of customization options to suit every individual need: it also boasts driveway access, ideal for secure internal parking.

The heating system is hybrid, powered by a gas-fired boiler or 7 kW photovoltaic panels (complete with 10 kW storage batteries), making it ideal for winter. The double-glazed PVC windows with shutters were recently replaced.

A one-of-a-kind property, ideal for those who want to experience the seaside in style, comfort, and elegance as a primary residence or prestigious summer residence.

□ Contact us for more information or to book a visit.

"It should be noted that the property description and surface area are indicative and do not constitute a contractual element."

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Fabio Filzi

**Zip Code:** 58

**Bedrooms:** 5

**Bathrooms:** 4

**Rooms:** 6

**Internal condition:** Middling

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** On two levels

**Date of construction:** 1970

**Current Status:** Available after the deed of sale

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Kitchen:** Eat-in kitchen















