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

Villa for Sale in Massa
Ronchi
€ 1.590.000
Ref. CBI129-1110-130615



310 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 10

Villa Forte dei Pini. Tuscan villa just steps from the sea – Opportunity 10 minutes from Forte dei Marmi
Brochure Link: https://publuu.com/flip-book/1078071/2405392
Villa Forte dei Pini represents a rare opportunity to create a refined contemporary residence in one of the most sought-after locations on the Apuan coast. Situated in a peaceful coastal pine forest, just 450 meters from the beach and a ten-minute bike ride from the renowned seaside resort of Forte dei Marmi, the property offers a unique balance of privacy, natural beauty, and proximity to one of Italy's most vibrant coastal lifestyles.

Despite its secluded and peaceful atmosphere, the villa enjoys excellent accessibility. Pisa International Airport is about thirty minutes away, while Florence can be reached in just over an hour by car, making the property ideal for both international travel and extended seasonal stays in Tuscany. Just 200 meters away is the Stella della Versilia, a four-star resort offering a convenient option for hosting friends and family for events such as birthdays or weddings, while maintaining the privacy of the residence.

The villa sits on an exclusive corner lot of approximately 2,000 m², adorned with maritime pines and mature magnolias that create a typical Mediterranean atmosphere, offering natural shade and soft, harmonious light throughout the day. The outdoor spaces are

designed to offer various outdoor living spaces, including a Mediterranean garden with palm trees, shaded lounge areas, an alfresco dining area, and private parking for up to four cars.

The residence offers over 300 m² of interior space and is currently undergoing renovation. The new layout has already been finalized, the structural work is complete, the roof has been installed, and the installation of windows and doors is partially complete.

The renderings presented in the listing reflect the architectural design approved by the Municipality of Massa. The external pergolas are optional and shown solely as indicative design elements, which can be built by the future owner according to their preferences and in compliance with current regulations.

The architectural concept was developed by the current owners in collaboration with an award-winning Monte Carlo-based design studio, known for its work on several luxury superyachts between 40 and 55 meters. The project is inspired by a refined lifestyle typical of life at sea, combining intelligent spatial distribution, elegant proportions, and meticulous attention to detail. The approved project features spacious, bright rooms and a flexible layout that can accommodate up to three elegant suites.

The ground floor, approximately 105 m², is classified as ancillary space for urban planning purposes. This level offers significant additional space, which can be used in various ways depending on the future owner's needs.

The first floor, also approximately 105 m², houses the main living area, with a large, bright living room with direct access to balconies with unobstructed views of the Apuan Alps. The layout allows for a clear separation between the living room and the kitchen-dining area. A bathroom completes the floor.

The second and final floor, approximately 105 m², is designed as a private sleeping area, with a spacious master suite featuring an ensuite bathroom and direct access to the balcony. Completing the floor are two additional double bedrooms, each with a private bathroom, one of which also has access to the balcony.

The property has a fully approved and valid building permit issued by the Municipality of Massa, allowing work to proceed immediately.

Villa Forte dei Pini is offered for sale in its current state of renovation at a price of €1,590,000.

Once completed, the property will be an elegant contemporary residence, combining architectural clarity, natural surroundings, and proximity to the sea. It is a particularly attractive purchase opportunity, combining the prestigious proximity to Forte dei Marmi with a larger plot of land and more competitive prices than nearby Ronchi.

Property for sale exclusively through Coldwell Banker. For privacy reasons, the address on the listing is indicative and the property is located in the immediate vicinity.

Property Informations

Address: Via Livorno	**Zip Code**: 54100
Bedrooms: 3	**Bathrooms**: 4
Rooms: 10	**Internal condition**: rough condition
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Parking space**: Uncovered
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private	**Sea distance**: 450 meter

Kitchen: Eat-in kitchen

















Forte dei Marmi
Via Idone, 3 - Forte dei Marmi (LU) - Phone number (+39) 0584 1532273
fortedeimarmi@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Forte dei Marmi
Via Idone, 3 - Forte dei Marmi (LU) - Phone number (+39) 0584 1532273
fortedeimarmi@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



COLDWELL BANKER
PER MOTIVI DI PRIVACY LE
PLANIMETRIE SONO CONSULTABILI
SOLO SU RICHIESTA