



## Villa for Sale in Santa Marinella

### Confidential Negotiation

Ref. CBI078-2590-43782



**251 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 9**

Part of an exclusive consortium called "Stele Romana," this extraordinarily beautiful villa combines architectural elegance, advanced technology, and a prime location offering unique sea views.

The property extends over four levels, offering spacious, bright, and perfectly laid out spaces. The ground floor welcomes you into a spacious living room with a fireplace, ideal for relaxing and entertaining, flanked by an eat-in kitchen, a convenient pantry, and a bathroom. All rooms overlook the approximately 207 square meter perimeter garden, which surrounds the villa, ensuring privacy and continuity between interior and exterior.

The upper floor houses the sleeping area, consisting of four bedrooms and a bathroom. The master bedroom, complete with an en suite bathroom and a security door, offers a private and secure space, designed for maximum comfort.

A distinctive feature of the property is the elegant glass elevator, which conveniently connects all levels of the villa. From here, you can access the splendid panoramic terrace, also accessible via an external access: a unique space that seems to merge with the sea. The terrace is equipped with a shower and lighting system, ideal for enjoying at any time of day.

The villa also features a welcoming and versatile tavern, consisting of two large rooms, a fireplace, a hobby room, a bathroom, and a boiler room, perfect as a relaxation space.

The finishes are made of high-quality materials, carefully selected down to the last detail. All systems are state-of-the-art, designed to ensure energy efficiency and living comfort: a 6 kW photovoltaic system with three storage batteries for a total of 15 kWh, a covered parking space with a 6 kW electric vehicle charging station, and two solar panels installed on the terrace for hot water production.

The property also has access to the sea 100 meters away, with a private slipway for anchoring boats and dinghies.

An exclusive residence, where luxury, innovation, and sea views blend together in an uncompromising living experience.



Please note that the property description and surface area are indicative and do not constitute a contractual element.

## Property Informations

**Address:** Via Aurelia, 136N

**Zip Code:** 58

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 9

**Internal condition:** Excellent

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**Floor:** Multilevel

**Total floors:** 3

**Parking space:** Covered

**Lift:** Yes

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

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea distance:** 30 meter

**Kitchen:** Eat-in kitchen























