



Villa for Sale in Forte dei Marmi

Vittoria Apuana

€ 3.870.000

Ref. CBI170-2938-372



549 sq.m | Bathrooms: 8 | Bedrooms: 6 | Rooms: 20

Forte dei Marmi - "Villa Fortuna": A Unique Residence with Classic Charm, Private Park and Authorized Swimming Pool

In the heart of one of Forte dei Marmi's most prestigious, private and verdant residential areas, the renowned district of Vittoria Apuana, stands "Villa Fortuna". This imposing detached villa of 549 sqm is set within a magnificent private botanical park of 1,500 sqm and lies just 700 metres from the most exclusive beaches and elite beach clubs of Versilia, embodying the very essence of Tuscan coastal living. Offered at the real and highly competitive asking price of €3.870.000, Villa Fortuna is not simply a property, but an extraordinary architectural residence waiting to be personalised. A bespoke improvement project, estimated at a maximum of only €200,000 and dedicated to restyling the bathrooms and enhancing the garden, would allow this villa to be transformed into a unique, inimitable work of art, tailored to your desires and capable of instantly raising the market value of the asset to over €5,500,000.

The Architecture of Exclusivity

The interiors, connected by a convenient private lift, have been designed to offer maximum representational impact while preserving a warm, intimate and family-oriented atmosphere.

Ground Floor - The Reception Area

A majestic triple living room enhanced by working fireplaces and sumptuous Carrara marble floors, a large eat-in kitchen with adjoining formal dining room, and an independent master suite conceived as a private wing, complete with walk-in wardrobe / dressing room and en-suite bathroom.

First Floor - The Family Sleeping Area



Four spacious double bedrooms, each served by its own private bathroom. Two of these suites enjoy exclusive access to deep covered loggias, the perfect setting for private breakfasts overlooking the park.

Attic Floor - The Guest Suite

A charming open-plan space with double bed and independent bathroom, ideal as a relaxation area, private study or guest bedroom.

Basement Floor - Staff & Privacy

A fully independent one-bedroom apartment with its own private entrance. This is a feature of exceptional value, allowing guests or live-in staff, such as caretakers or private chefs, to be accommodated while ensuring absolute privacy for the main villa.

The Rare Asset: The Large Certified Swimming Pool

The true heart of the 1,500 sqm private park is the spectacular swimming pool measuring 7.5 x 13 metres, with a depth reaching 2.50 metres. Built in 2016, the pool is supported by a regular, definitive and fully valid urban planning permit.

Given the current, extremely strict landscape and environmental restrictions in Forte dei Marmi, obtaining authorisation today for a pool of these dimensions would be almost impossible. This element gives Villa Fortuna a rare status of uniqueness and an invaluable added value, ready to be enjoyed immediately.

A Ready and Secure Opportunity

The property is sold complete with high-design indoor and outdoor furnishings, an equipped barbecue area, ample private covered parking, and with all urban planning and cadastral documentation already fully verified by qualified technicians. This allows the final notarial deed to be completed within a very short timeframe, approximately 45-60 days.

Whether you are looking for a real estate asset with extraordinary economic potential, or you wish to give your family a definitive and exclusive summer residence in Forte dei Marmi, Villa Fortuna meets the highest standards of excellence, privacy and prestige.

Asking Price: €3,870,000

Estimated Personalisation Budget: max. €200,000

Post-Intervention Value: over €5,500,000+

Delivery: Immediately available, deed within 45-60 days.

Private viewings are arranged exclusively subject to prior client profiling and accreditation. Contact us today to reserve your exclusive weekend viewing.

Property Informations

Address: Via Francesco Ferrucci, 23

Bedrooms: 6

Bathrooms: 8

Rooms: 20

Internal condition: Excellent

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Floor: Ground Floor

Total floors: 4

Parking space: Covered

Lift: Yes

Date of construction: 2016

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 550 meter

Kitchen: Eat-in kitchen



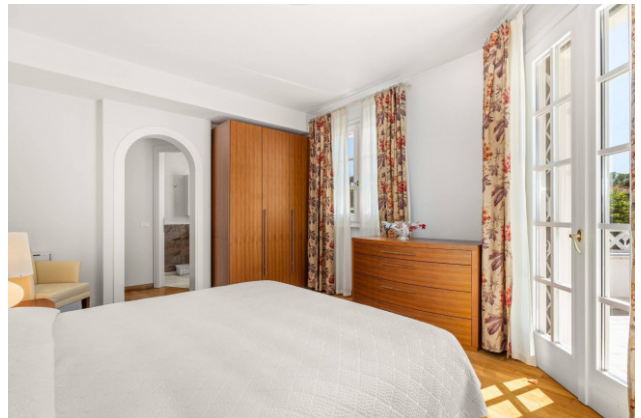
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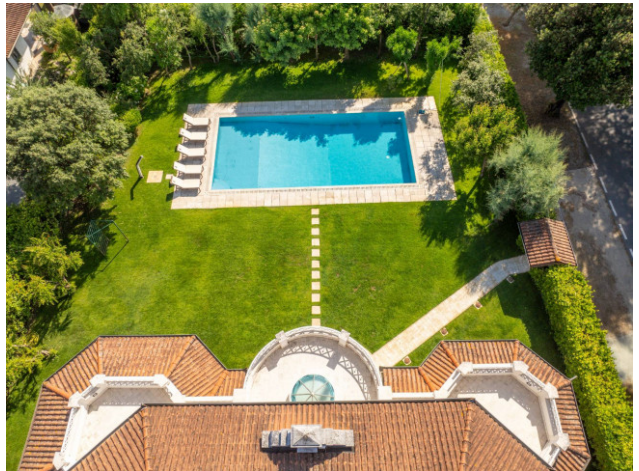
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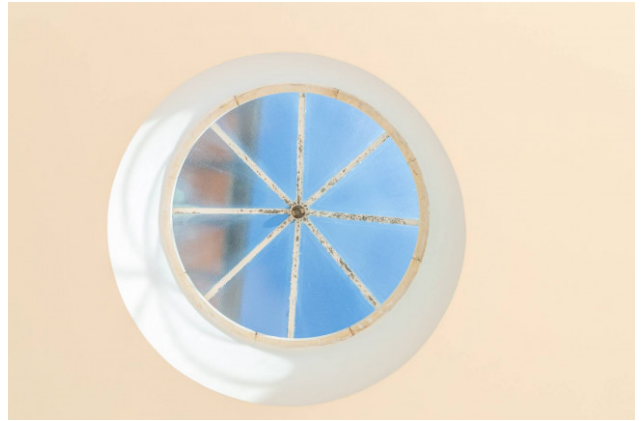
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