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

Villa for Sale in Pietrasanta
€ 4.950.000
Ref. CBI129-3100-130647



230 sq.m | Bathrooms: 8 | Bedrooms: 5 | Rooms: 9

Contemporary Luxury Villa with Pool in Pietrasanta
This exclusive, newly built residence is located in Pietrasanta, nestled in the tranquility of a large, finely manicured garden and surrounded by the enchanting atmosphere of Versilia, just minutes from the historic center and renowned beaches. This contemporary villa is designed to offer a truly prestigious living experience, where architecture, technology, and nature interact in perfect harmony.
Every detail has been carefully considered to ensure maximum comfort and a refined aesthetic: from the exquisite finishes in absolute black granite to the comprehensive home automation system, designed to manage and enhance every room with simplicity and precision. A home with a distinctive character, the epitome of discreet and elegant contemporary luxury.

On the ground floor, the entrance leads to an elegant hallway that leads to the spacious and bright living room, the heart of the residence, featuring large, floor-to-ceiling sliding windows. These architectural elements create extraordinary continuity between interior and exterior, opening onto the scenic pool on one side and the bioclimatic pergola on the other, ideal for relaxing and entertaining al fresco. On the same level are a meticulously designed kitchen, a storage room, a half bathroom, and the main sleeping area. The latter, separated by elegant glass doors, houses two double bedrooms, both with en suite bathrooms, as well as a study.

A dramatic staircase, enhanced by progressive lighting, leads to the first floor where the refined master suite opens: an exclusive and private space, composed of a walk-in closet, en suite bathroom, and two balconies that expand the perception of space.

The first floor also offers access to the panoramic terrace, a separate space offering extraordinary views of the surrounding landscape. Here, the bioclimatic pergola frames a spectacular view of the majestic Apuan Alps, a unique setting where sea and mountains meet in perfect harmony.

The basement level completes the residence with spaces dedicated to wellness, relaxation, and entertainment. It features a laundry area and a prestigious private wellness area, designed to ensure complete privacy and comfort. Designed as a true oasis of well-being, it features a hot tub, sauna, Turkish bath, and sensory shower. It also includes an elegant relaxation area with a climate-controlled wine cellar, ideal for storing and showcasing valuable collections in a private and refined setting. Additional functional rooms and two bathrooms complete the floor.

The outdoor spaces express a seamless continuity between architecture and landscape, creating a harmonious and refined balance. The pool, the property's dramatic feature, is the focal point of the outdoor area and is framed by two elegant bioclimatic pergolas. The first is dedicated to conviviality and a barbecue area, while the second is designed as a natural extension of the pool area, ideal for relaxation in any season.

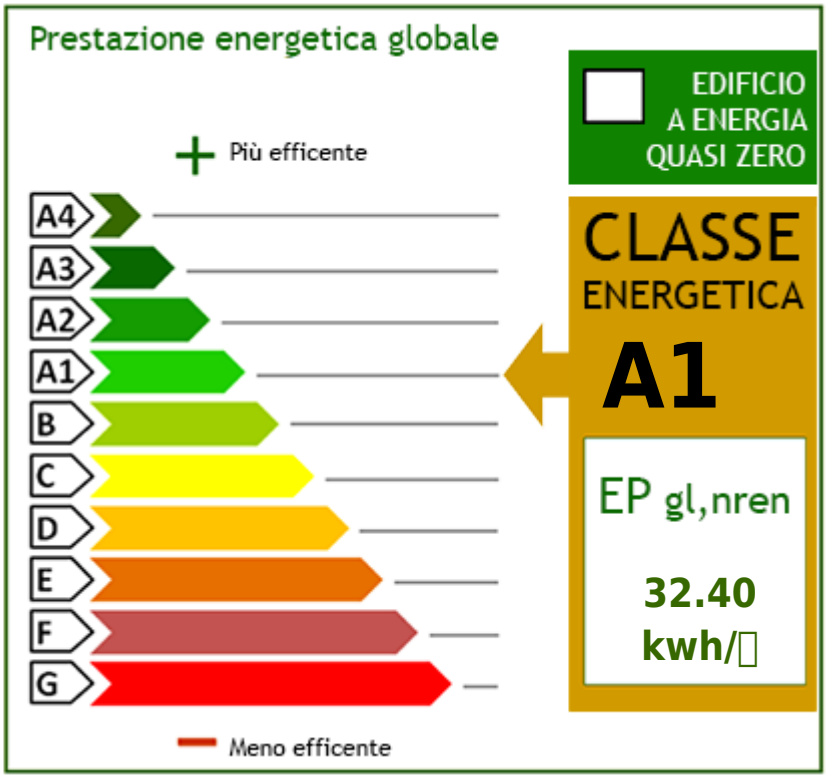
The property includes a refined annex with a pergola, ideal for guests or staff, which guarantees additional comfort and privacy.

A contemporary home of rare beauty, where design, technology, comfort, and nature blend in perfect balance, offering an exclusive living experience in the heart of Versilia.

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

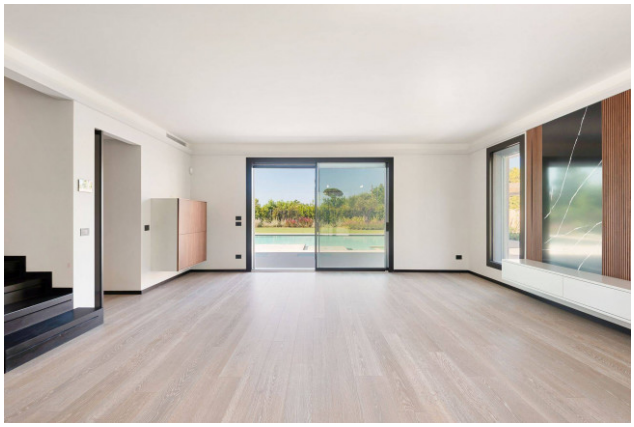
Address: Via di Tonfano	**Zip Code**: 55045
Bedrooms: 5	**Bathrooms**: 8
Rooms: 9	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Parking space**: Covered
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private, 2.000 sq.m
Sea distance: 2.000 meter	**Kitchen**: Eat-in kitchen

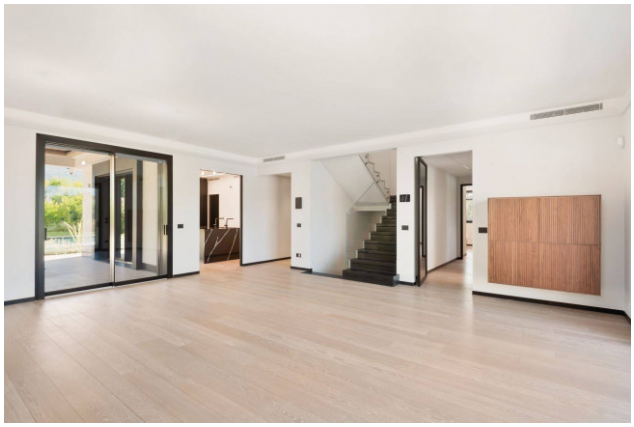

Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
A1
EP gl,nren
32.40
kwh/
Meno efficente

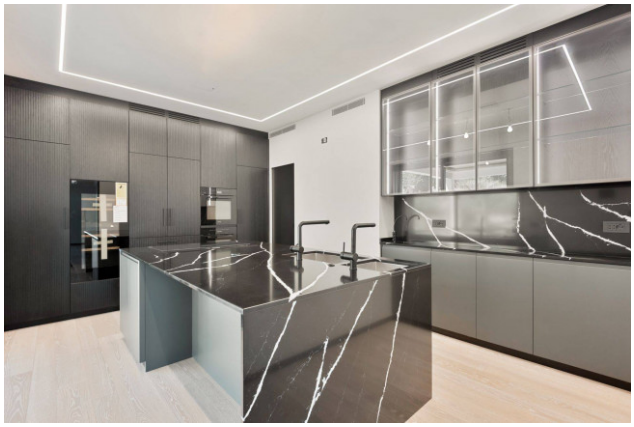
















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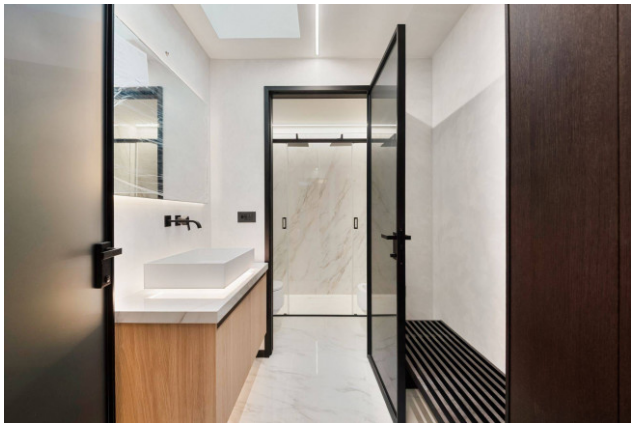

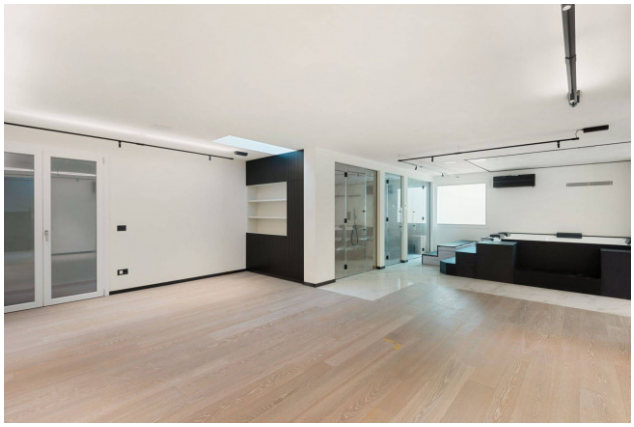



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