



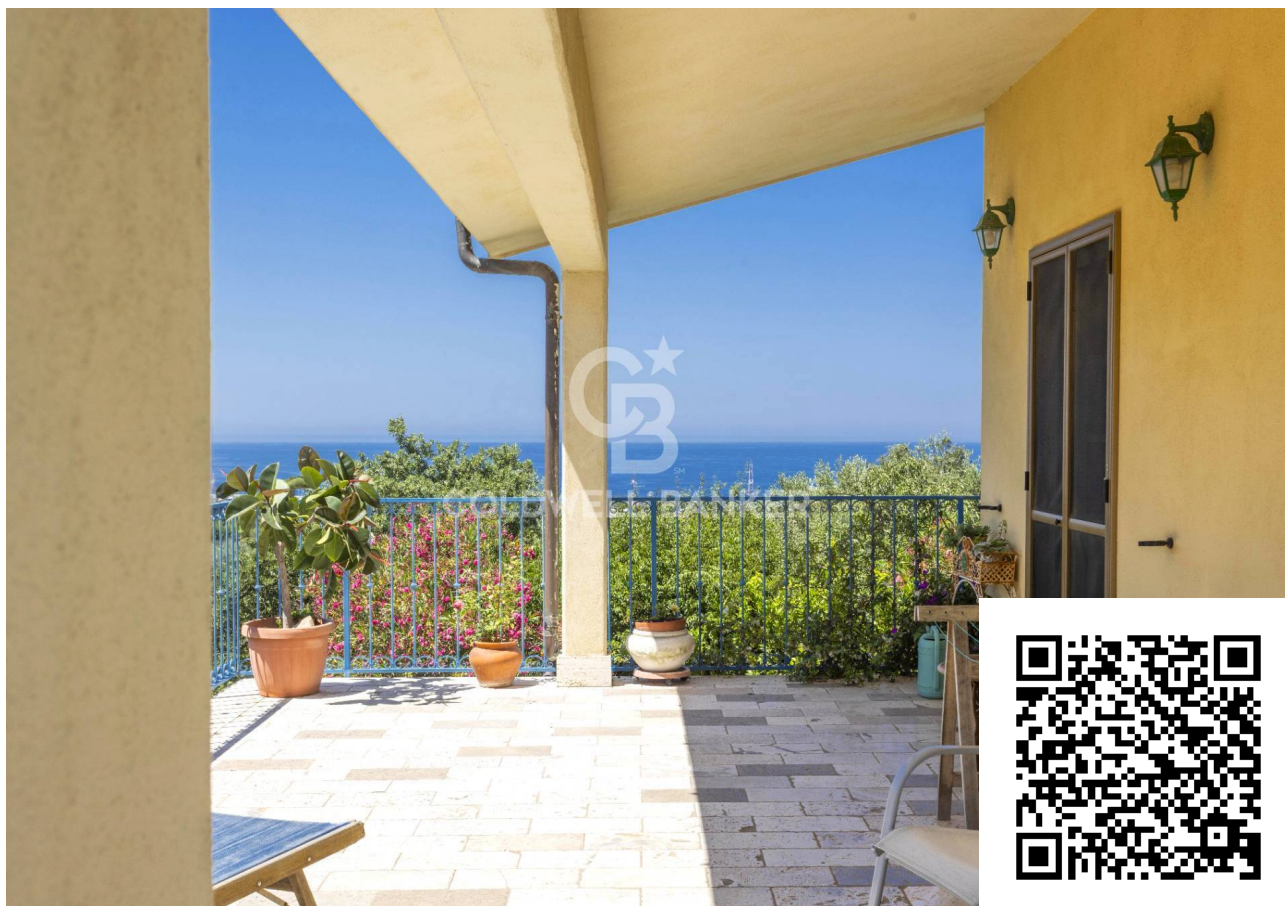
COLDWELL BANKER
FRG & PARTNERS

Coldwell Banker FRG & Partners
Corso Vittorio Emanuele 25 - 01016 Tarquinia
P.IVA e C.F.: 01916550567
Tel.: (+39) 0766 842441

Villa for Sell in Civitavecchia

📍 Via del Casaleto Rosso, Roma, 00058 (RM)

580.000€



Contact info



Coldwell Banker FRG & Partners

Roldano Vandini

Phone: (+39) 0766 842441
Mobile: (+39) 3356607289
Email: roldano.vandini@cbitaly.it

Description

A work of art by Garden House Lazzerini: a designer villa with a 360° sea view in Civitavecchia. In the Civitavecchia real estate landscape, a home stands out, defying the rules of traditional construction to become a true work of art. Designed and built entirely by the renowned design firm Garden House Lazzerini, this extraordinary single-family villa embodies the essence of artisanal luxury. Every detail tells a story of excellence, where the noble material blends with the surrounding landscape in a visual harmony found nowhere else.

The elegance of material and design
Upon entering, you're enveloped in an atmosphere of absolute prestige. The Lazzerini signature is evident in the monumental details that adorn the 300 square meters of the residence: the timeless warmth of handmade Tuscan terracotta, the sculptural grain of travertine, and the chromatic refinement of Vietri majolica. The majestic and sculptural fireplaces become the fulcrum of spaces designed for well-being. In the sleeping area, the fine parquet flooring provides a counterpoint to unique and monumental elements, such as the bathtub and sinks carved from single blocks of Carrara marble.

A scenography of light and sea
Spread across multiple levels, the villa was designed to capture light at all times of the day. The numerous large windows, mostly facing the coast, transform the Tyrrhenian Sea into an ever-changing natural landscape. The ground floor welcomes guests into a sumptuous living room with a stone fireplace and eat-in kitchen, served by a bathroom and a large hallway leading to the charming private cellar, an ideal treasure chest for a reserve of vintage wines. Going up to the first floor, also accessible directly from the outside, you'll find a second monumental living room. Here, the immense windows create a seamless visual connection between the blue sea and the green countryside. This room leads to a panoramic veranda, perfect for sunset dinners. This level also houses the master bedroom, designed as a hotel suite with a large walk-in closet and a spectacular bathroom dedicated to relaxation. The top floor houses the most intimate sleeping area: two attic bedrooms that open onto two splendid staggered terraces. From this highest point, the view dominates the 360-degree horizon, alternating between the Mediterranean scrub and the infinite sea.

A green oasis between hills and comfort
Outside, the villa is embraced and protected by a hectare of fully fenced land. A private park adorned with ornamental plants, tall and short trees, and enriched by 55 olive trees, conveying the authentic charm of the Lazio countryside. Located in the renowned residential area of Casaletto Rosso, the property enjoys a privileged and secluded hilltop position. Far from the chaos of the city center, it guarantees absolute privacy without sacrificing convenience: the main services and transport links of Civitavecchia are just a few minutes' drive away. A unique residence, dedicated to those seeking not just a home, but a unique piece of design and nature.

Details



Property ID: CBI018-92-43857



Surface: 300.00 m²



Rooms: 5



Bathrooms: 2



Bedrooms: 3

Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 300.00 m²



Rooms: 5



Bedrooms: 3



Bathrooms: 2



Kitchen: Habitable



Position: Residential area



Balconies: Presente



Shower: Yes



Parking space: Uncovered



Garden: Private,



Fireplace: Yes



Terrace: Present



Parquet : Yes

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



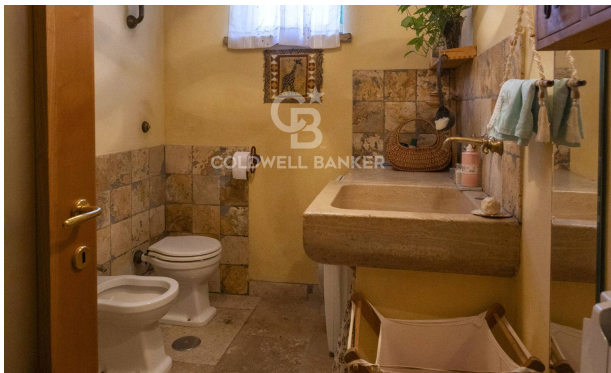
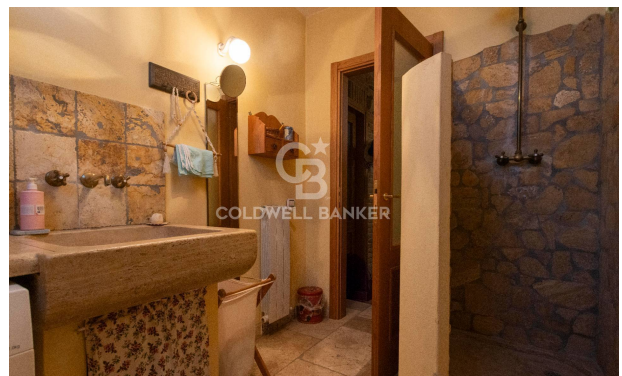
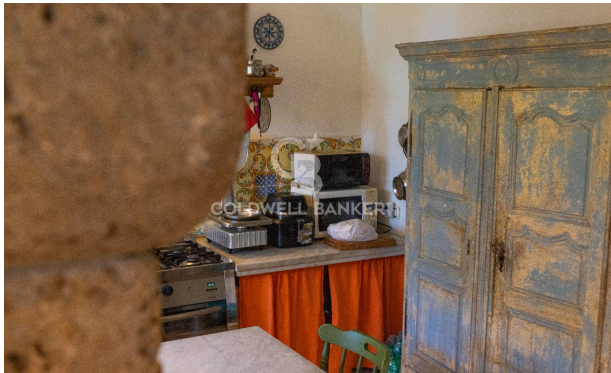
Shopping Centers

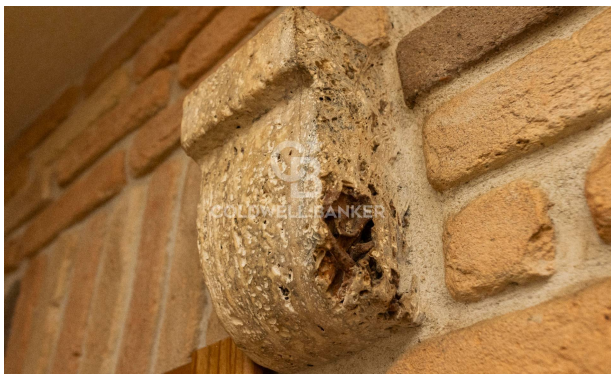
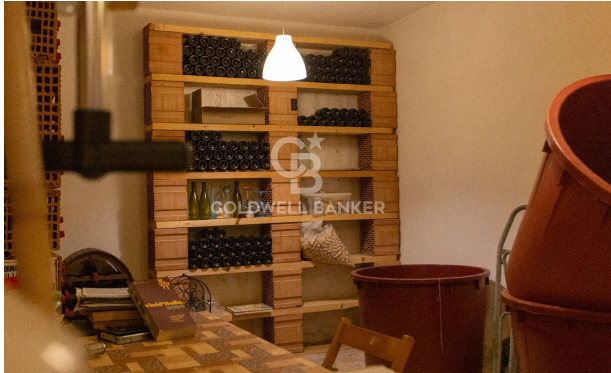


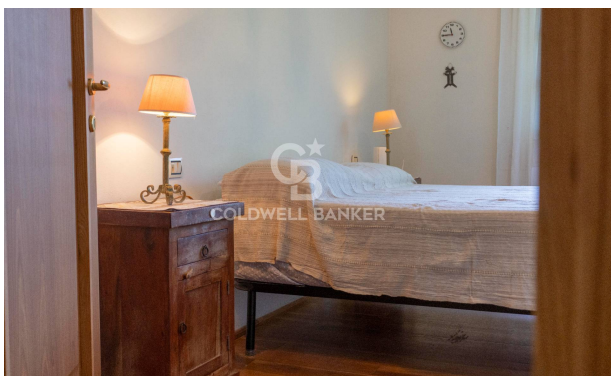
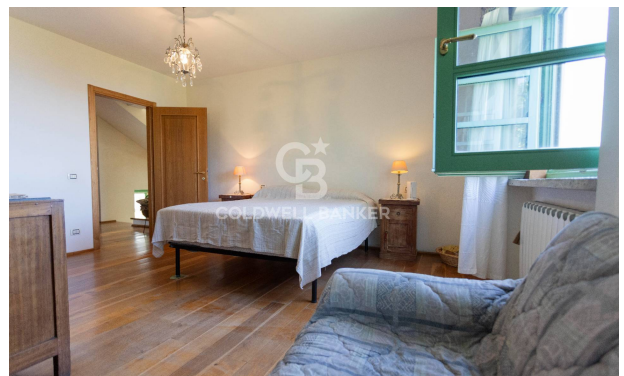
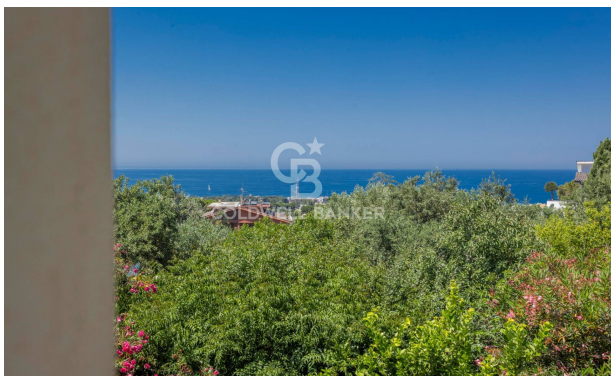
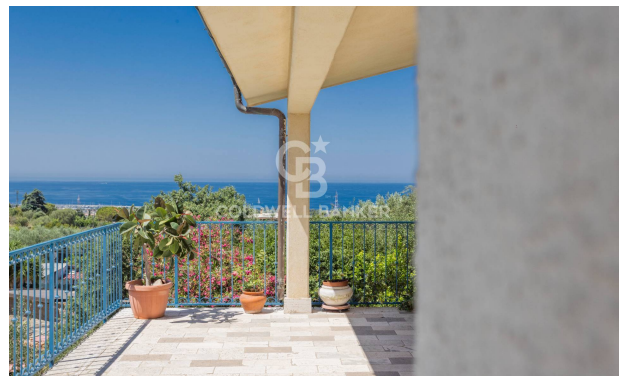
Municipal Offices / Town Halls

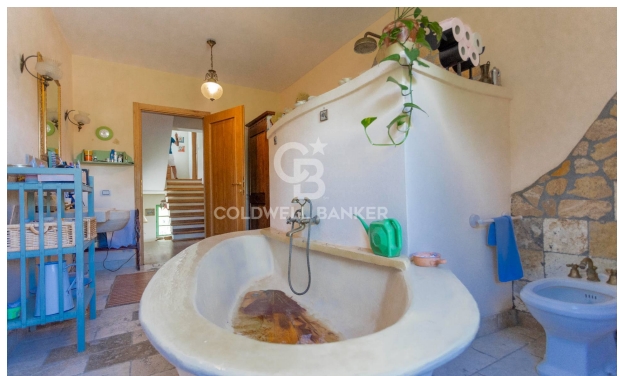
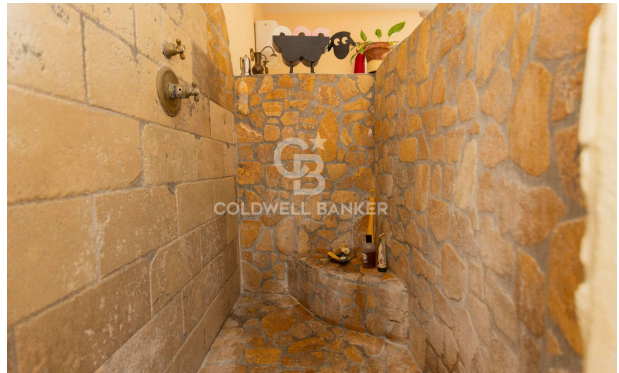
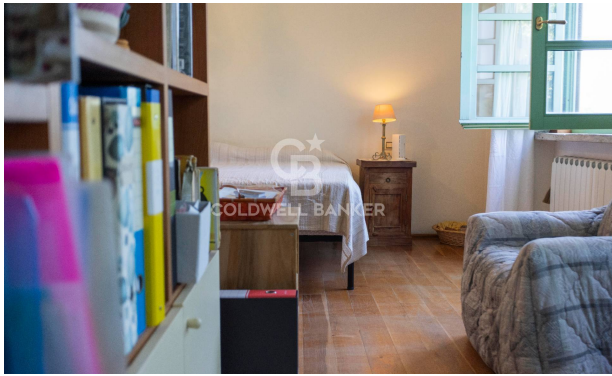
Images



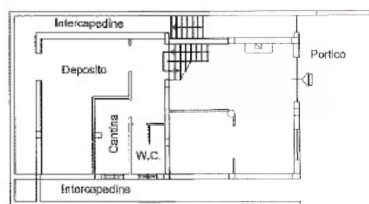












PIANO INTERRATO
h = 2,50

