Coldwell Banker Forte dei Marmi
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Villa for Sell in Forte dei Marmi - Area: Roma Imperiale

Via Malta, Lucca, 55042 (LU)

7.200.000€

Contact info

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Description

A real estate complex less than 100 meters from the sea in the heart of Imperial Rome, Forte dei Marmi.
In the prestigious Roma Imperiale neighborhood, less than 100 meters from the beaches and immersed in one of Forte dei Marmi's most exclusive settings, stands this attractive property complex consisting of seven units with different intended uses, ideal both as a real estate investment and for a major development and enhancement project.

The property includes residential, commercial, and retail units, offering multiple uses and conversion options thanks to its strategic location and the high potential of the entire complex.

Homes
The complex includes two residential units.

The first residence is entirely on the ground floor. The interior spaces include a bright living room with dining area, kitchen, three double bedrooms, two bathrooms, and a terrace. Access is from the public road via a private path that leads to the shared courtyard.

The second residence is spread over three levels and features spacious, well-arranged rooms. The ground floor features an elegant living room with dining area overlooking the porch, an eat-in kitchen, and a guest bathroom. The sleeping area, located on the first floor, includes two double bedrooms, a spacious walk-in closet, two bathrooms, and a terrace. The property also includes a basement level with three rooms used as a cellar.

The rendering images attached to the announcement represent a project hypothesis relating to the future construction of a single dwelling, following the demolition of the two currently existing properties.

Craft workshops
The complex includes two units intended for artisan workshops, both accessible via an internal private road.

The first is spread over two levels and consists of a large main room, bathroom, storage room and office on the ground floor, while the upper floor houses a single room accessible via an iron staircase.

The second is also spread over two levels and has, on the ground floor, two workshop rooms with two adjacent canopies, as well as an attic space on the first floor accessible via an external staircase.

Commercial premises
The property includes four commercial units, all with direct access from public roads.

The first consists of a large room on the ground floor with a closet and a mezzanine used for storage on the upper floor, as well as a private front courtyard.

Two units are spread over two levels and include large spaces for a shop, utility rooms, a bathroom, and a mezzanine. They also feature a private front and side courtyard. These units also offer the potential for conversion into residential units, representing an interesting opportunity for property development.

The final commercial unit consists of a main room, anteroom, a toilet and a mezzanine.

Thanks to its privileged location, just steps from the sea and in Forte dei Marmi's most exclusive neighborhood, this complex represents an extremely attractive solution for investors or private individuals seeking a prestigious redevelopment project.

The presence of different intended uses, combined with the possibility of converting some units into residential ones, offers high development potential in one of the most sought-after and prestigious real estate markets in Italy.

The rendering images attached to the listing are to be considered purely indicative and represent a possible enhancement of the property following any renovation work carried out by the future buyer.

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.

Details

Property ID: CBI129-1110-130662

Surface: 390.00 m²

Rooms: 26

Garden: Privato, 340 sqm

Bathrooms: 8

Energy Class: F EP glnr: 120.65 kwh/m²

Bedrooms: 5

Property Features

Floor: Building

Conservation status: Good

Current condition: Free upon deed

Surface: 390.00 m²

Rooms: 26

Bedrooms: 5

Bathrooms: 8

Kitchen: Habitable

Position: Touristic

Shower: Yes

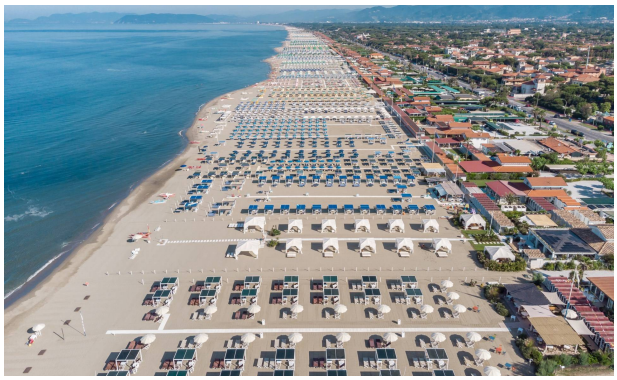
Garden: Private, 340 sqm

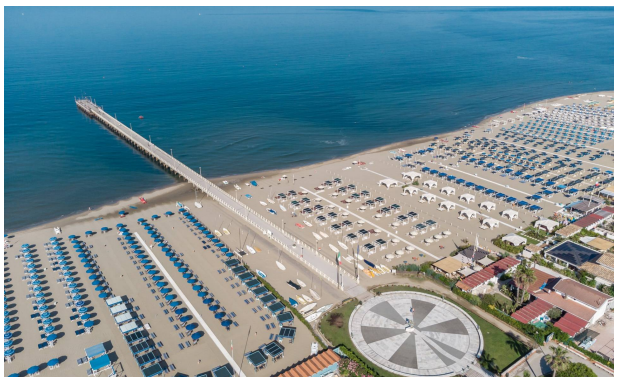
Terrace: Present

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





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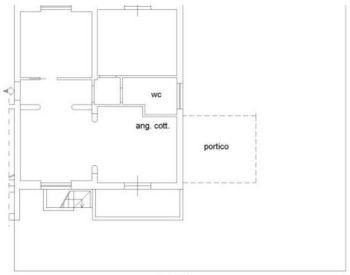
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