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

Via Viner, Lucca, 55042 (LU)

6.000.000€

Contact info

Coldwell Banker Forte dei Marmi

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Description

Prestigious newly built contemporary villa in the heart of Forte dei Marmi
In Forte dei Marmi, just a few meters from the sea and against the evocative backdrop of the Apuan Alps, stands this prestigious newly built villa, where contemporary architecture, comfortable living, and cutting-edge technology blend together in a single, exclusive residence. Its location allows for easy access to the sea and the city center, while maintaining a pleasant level of privacy thanks to its more secluded setting, which offers splendid panoramic views of the majestic Apuan Alps.

The villa was designed and built to the highest construction standards, with a focus on sustainability, energy efficiency, and living comfort. The high-performance wood and biocompatible brick structure ensures excellent insulation and a healthy, comfortable interior, while integrated technological systems allow for modern and intuitive management of the residence.

The property covers a total area of approximately 400 square meters and is located within a private lot of approximately 1,000 square meters, featuring outdoor spaces that guarantee tranquility and privacy.

The ground floor features a large, bright open-plan space, designed to create continuity between the spaces and foster conviviality. The living area, enhanced by an elegant fireplace, seamlessly connects with the dining area and open-plan kitchen, creating a modern, welcoming, and refined atmosphere.

The first floor is dedicated to the sleeping area and features a splendid master suite with a private bathroom and walk-in closet, which leads directly to an exclusive furnished terrace. This outdoor space offers a true haven of private well-being, thanks to an elegant terrace, a Jacuzzi with counter-current swimming and hydromassage functions, and a solarium ideal for relaxing and enjoying the tranquility of the surrounding landscape. A guest bathroom completes the floor.

The basement level was designed as an area dedicated to relaxation, wellness, and entertainment. It features a fitness room with a TV area, a refined private spa area with a Turkish bath, sensory shower, and sauna, as well as a cellar, a guest bathroom dedicated to the wellness area, a laundry room, and a staff bedroom with bathroom, accessed via an external staircase.

The villa features a remotely manageable mechanical ventilation system (CMV), a state-of-the-art home automation system, and an internal elevator that conveniently connects all levels of the property.

The outdoor spaces are one of the property’s distinctive features: each space has been designed to create a perfect balance between aesthetics, functionality, and privacy. The garden offers different living areas to suit your needs, providing the ideal setting for relaxing, entertaining, and spending pleasant days outdoors in the summer.

This villa represents a rare opportunity for those seeking an exclusive residence in Forte dei Marmi, featuring sophisticated design, advanced technological solutions, and top-notch construction quality, offering a unique living experience in one of Italy’s most sought-after destinations.

The property is being sold in its current condition, as shown in the first images of the listing. The renderings represent design hypotheses, to be prepared and paid for by the prospective buyer.

For privacy reasons, the address on the page is indicative and the property is located in the immediate vicinity

Details

Property ID: CBI129-2610-130657

Surface: 400.00 m²

Rooms: 15

Garden: Privato, 1.000 sqm

Bathrooms: 7

Energy Class: C EP glnr: 90.52 kwh/m²

Bedrooms: 5

Property Features

Floor: Building

Conservation status: Renovated

Current condition: Free upon deed

Surface: 400.00 m²

Rooms: 15

Bedrooms: 5

Bathrooms: 7

Kitchen: Habitable

Position: Residential area

Elevator: 1

Balconies: Presente

Shower: Yes

Parking space: Uncovered

Garden: Private, 1.000 sqm

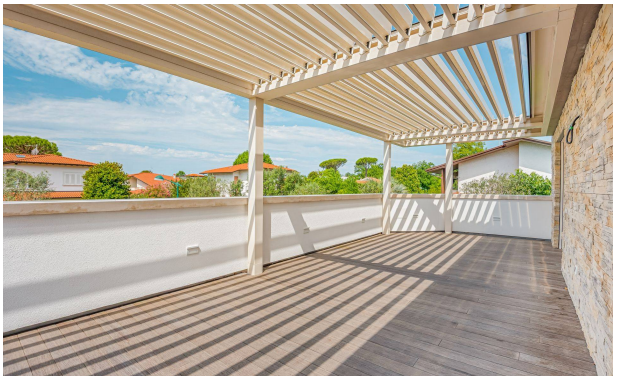
Fireplace: Yes

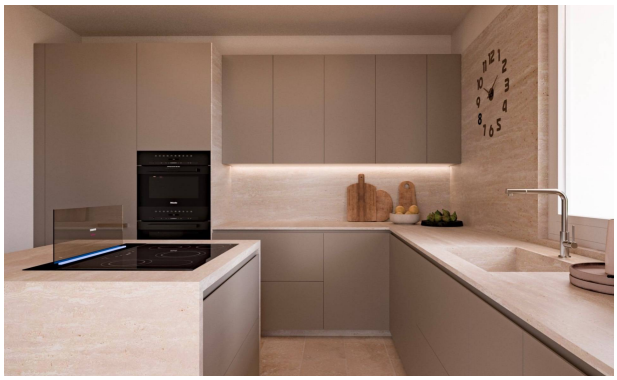
Parquet : Yes

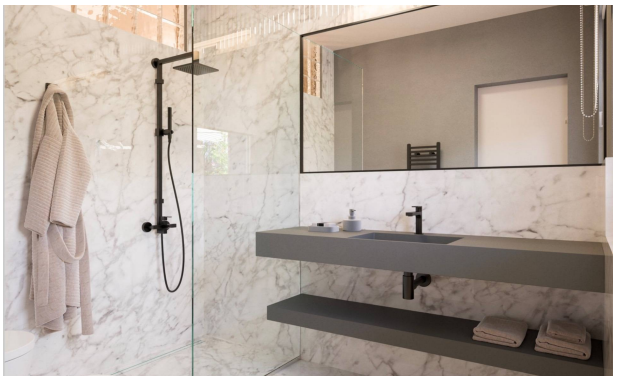
Nearby

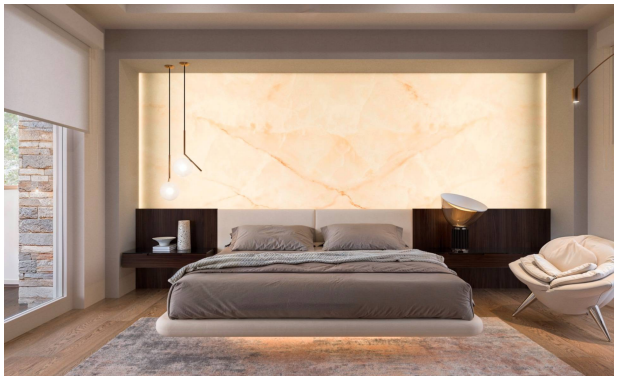
- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

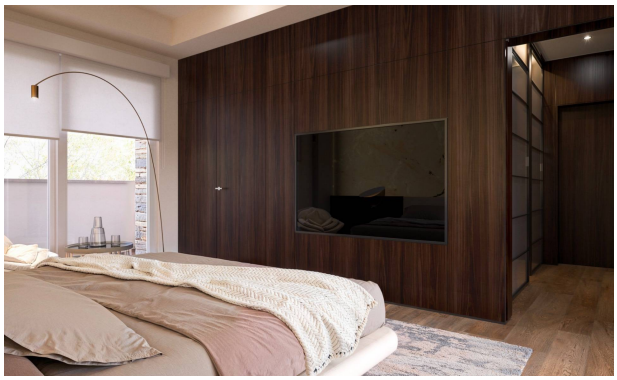
Images

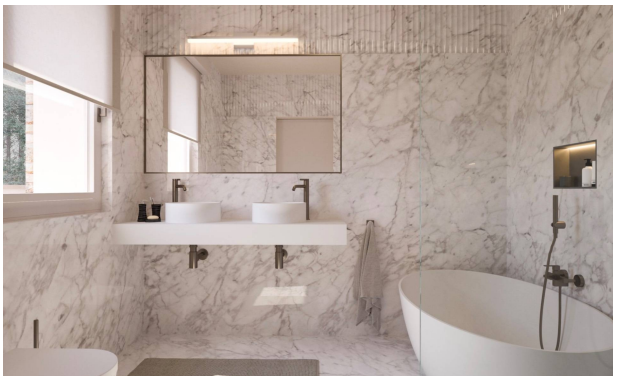


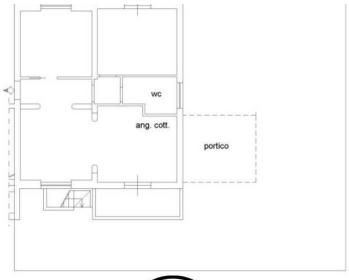








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