



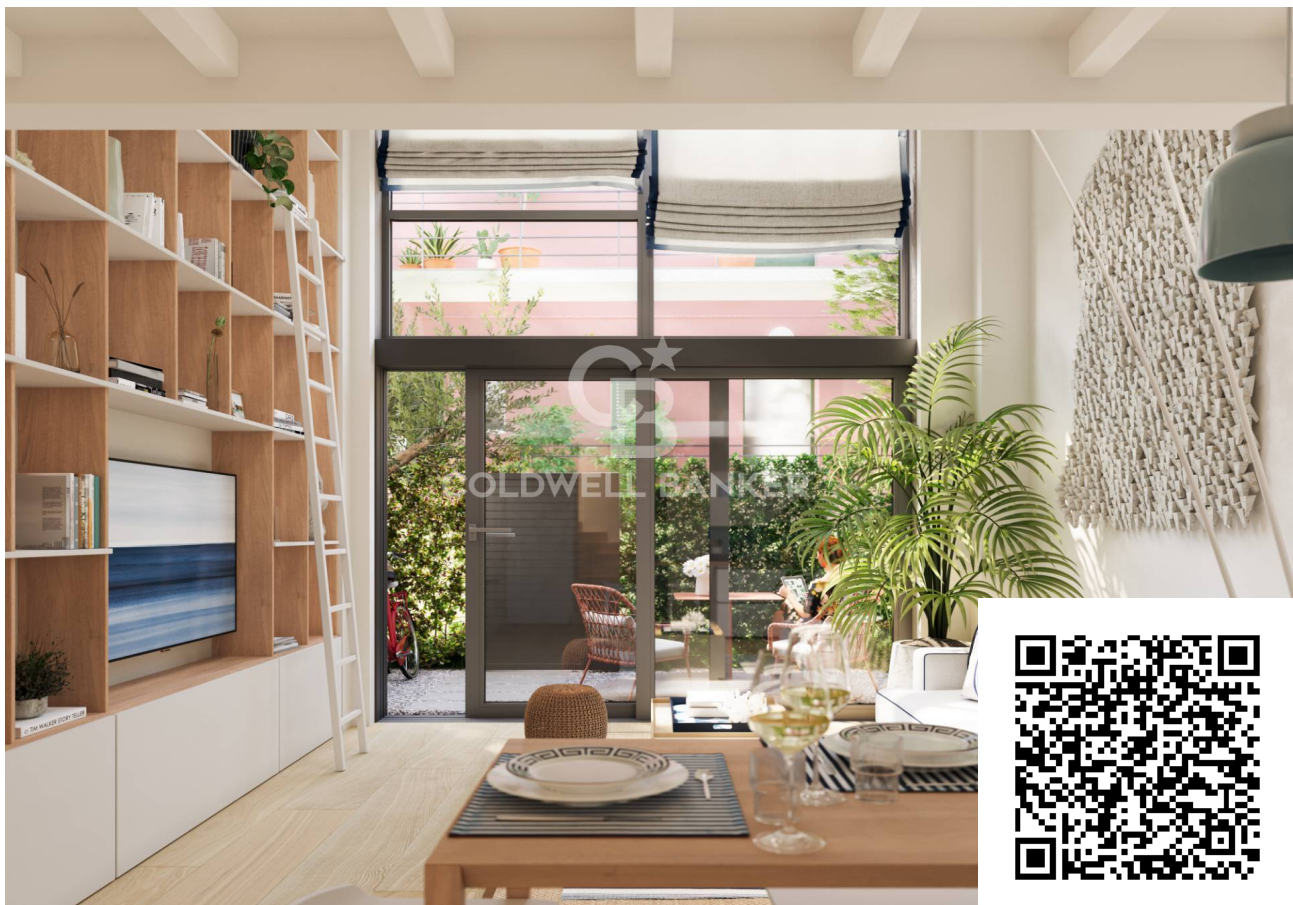
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Apartment for Sell in Santa Margherita Ligure

📍 Via Dogali, Genova, 16038 (GE)

898.000€



Contact info



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Description

Newly built detached house with large outdoor space in Santa Margherita Ligure | Corte Agrumi In the heart of Santa Margherita Ligure, one of the most elegant and beloved towns on the Ligurian Riviera, lies Corte Agrumi – Santa Margherita Ligure, a new luxury residential project that reinterprets the charm of small Ligurian villages in a contemporary key.

Designed as a refined ensemble of just eight independent residences, the complex is built around a secluded, green courtyard where Mediterranean plants, citrus scents, and pedestrian paths create an intimate, quiet, and refined atmosphere. An ideal setting for those seeking a new home in Santa Margherita Ligure, close to the sea and the town center, yet protected and secluded.

Unit 03: Within this exclusive development, we offer a newly built townhouse that combines balanced dimensions with particularly generous outdoor spaces, offering a bright and welcoming living solution. The property extends over two main levels, with a total internal floor area of approximately 80.7 square meters, plus approximately 31 square meters of outdoor space including the garden and terrace, for a total living area of approximately 101 square meters.

The ground floor is dedicated to the living area, featuring an open-plan living room and open-plan kitchen that open directly onto the private garden. This outdoor space becomes a natural extension of the home, ideal for al fresco dining, relaxing, or enjoying the mild climate of the Ligurian Riviera year-round. A bathroom is also located on the same level, while an internal staircase leads to the upper floor.

The first floor houses the sleeping area, designed for comfort and tranquility, with a double bedroom and a second room that can be used as an additional bedroom or study. This unit also features the option of an optional mezzanine, a solution that allows you to further expand the living space and customize the home to your needs.

Features · Flooring: Ground floor / large stoneware slabs such as Florim White Limestone – Mezzanine-First floor / Natural Oak parquet

· Bathroom coverings: Floor / large stoneware slabs such as Florim White Limestone – Walls / water-based enamel – porcelain stoneware such as Marazzi Crogiolo Lume (shower area)

· Sanitaryware and taps line: Duravit / Simas type sanitaryware – Gessi / Cristina type taps

· Electrical system: Three-phase 6kW+ supply / Electrical panel with load control / Basic home automation type BTicino MyHome / BTicino Living Now type sockets

· Heating and cooling type: Integrated system such as Mitsubishi Ecodan Multiconfort with internal units for cooling/heating and DHW production

· External fixtures: Casement/sliding windows with thermal break and high-performance Schuco-type double glazing with integrated mosquito net and full-color aluminum shutter with adjustable slats

· Internal fixtures: Internal hinged/sliding doors, Scigno type, flush with the wall – Olivari type handle

· Parking space and operating system: Automated underground parking system / car storage platforms (5,200×2,100xh2,100mm) / roto-translator for car rotation on exit / entrance area with retractable roof / smart management system with APP for car collection booking

The Corte Agrumi – Santa Margherita Ligure project is the result of an architectural and urban redevelopment project that aims to combine aesthetics, sustainability, and quality construction. The homes will be designed with a focus on energy efficiency and contemporary comfort, using high-performance solutions, modern systems, and materials that resonate with Ligurian tradition. The result is a new way of living in Santa Margherita: more intimate, greener, and more authentic. The location is one of the project's great strengths. Santa Margherita Ligure, between Portofino and Rapallo, has always been one of Liguria's most sought-after destinations for its unique balance of elegance, livability, and landscape. The waterfront, marina, beaches, historic villas, and convenient transportation make this location ideal both as a primary residence and as a prestigious seaside second home.

The residence is aimed at those looking for a home with large outdoor spaces in Santa Margherita Ligure, a new construction in Liguria ideal as a second home by the sea, or a contemporary property nestled in a private and charming residential setting.

Details

 Property ID: CBI135-1878-3178	 Surface: 101.00 m²
 Rooms: 3	 Bathrooms: 2
 Energy Class: A2 EP glnr: 22.31 kwh/m²	 Bedrooms: 2

Property Features

 Floor: Ground floor	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 101.00 m²
 Rooms: 3	 Bedrooms: 2
 Bathrooms: 2	 Kitchen: Exposed
 Position: Residential area	 Balconies: Presente
 Shower: Yes	 Parking space: Covered
 Garden: Private,	 Safe: 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



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images

