

# **villa for sale in Forte dei Marmi**

## **Vittoria Apuana**

### **Price on Application**

#### **Ref. 3014**



**780 sq.m. | bathroom: 9 | room: 5 | local: 23**

| COD: 3014 | FORTE DEI MARMİ | CENTER |  
780M2 LUXURY VILLA WITH POOL

In one of the most sought-after seaside towns in Italy is this gigantic Villa in a residential area.

#### Characteristics

Villa free on 4 sides and distributed on 4 levels of 260m2 with swimming pool, garden and parking spaces.

From the outside it is possible to access via a pedestrian and a driveway, to welcome us we find the avenue to park the cars and a perimeter sidewalk that allows us to access the various entrances of the house.

At the back there is a swimming pool with a relaxation area, kitchen, bar corner and covered and open veranda to host events with friends.

At the entrance a magnificent living room with relaxation area, designer furniture, access to a panoramic balcony on the living room that connects to a 60m2 habitable terrace.

Continuing from the living room you enter a central room where there is a dining area with 12 seats, an island with a fully equipped corner kitchen and the stairwell that connects the tavern accessible via four entrances.

A further very large room of the villa accessible from the kitchen hosts a lounge with sofa area, two complete bathrooms and a 12m2 spiral staircase.

#### The Tavern:

The tavern has two external entrances with armored door and two internal ones through the stairwells. In the tavern we find a cinema room with surround system and a bar corner. Continuing through the corridor we find a single bedroom with a complete private bathroom for guests. A shared bathroom also complete like all the bathrooms in the villa, a Turkish bath with sky ceiling and a gym. Finally continuing we find a SPA with underground swimming pool served by a complete private bathroom. Sleeping Area:

On the first floor we find the sleeping area consisting of 3 double bedrooms. A Suite with walk-in closet, terrace overlooking the pool, a huge complete bathroom and the sleeping area with a king size bed. There are two other double bedrooms both with private bathroom. Through the stairwell you access the Habitable attic with a double bedroom and a complete bathroom.

Maximum comfort and luxury services, the villa has cutting-edge systems and is not lacking any type of accessory.

There are accessories such as, stereo system throughout the house, soft lights, perimeter and volumetric alarm, video surveillance and much more listed below.

#### Strengths

Location Price Services Income

#### Services

Splitter with heat pump Pool Spa Turkish bath Gym Cinema Perimeter and volumetric alarm Veranda Parking spaces Garden Video surveillance Home automation lights

#### Plant engineering

Underfloor heating Splitter with heat pump Thermal insulation Anti-seismic structure Perimeter trench scavenging Mechanical ventilation in all rooms Induction hob Double glazed armoured PVC window frames

#### Contacts

For visits and further information

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## Features

code: 3014	motivation: Sale
Categoria: villa	address: Via Matteo Civitali
CAP: 55042	municipality: Forte dei Marmi
Zona: Vittoria Apuana	total sqm: 780 sq.m.
room: 5	bathroom: 9
local: 23	conservation status: Restored
Heating: Heating	parking: Uncovered Parking
age construction: 2010	present state: free to the deed
balconies: Present	terrace: Present, 60 sq.m.
garden: Private	kitchen: Kitchen large
terrace	tv : autonomous
veranda : open	tv sat : autonomous
store room	Aspiration

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cellar	toilet service
conditioned air	parquet
wc without windows	plant electric : under
sanitary suspended	jacuzzi
shower	alarm predisposition
safety box	bathroom with window
pool	sauna

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## Nearby

gym	spa
soccer fields	sport club
tennis club	bicycle path
playground	railway station
public transport	nursery
elementary schools	Schools
High Schools	bar
post offices	shopping centers
municipal office	beach club

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