

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

### **Price on Application**

### **Ref. 3396**



**317 sq.m. | bathroom: 6 | room: 5 | local: 8**

Ref. 3395 FORTE DEI MARMII VERSILIAI TUSCANY I ITALY  
NEWLY BUILT VILLA

Expected delivery: December 2027 / March 2028

This newly built villa, designed with advanced technologies, maximum energy efficiency, and a contemporary design for everyday comfort, stands in one of Forte dei Marmi's most prestigious areas.

SurfacesTotal living area: 317.66 m<sup>2</sup>Ground Floor: 163.53 m<sup>2</sup>First Floor: 154.13 m<sup>2</sup>Swimming pool: 64.61 m<sup>2</sup>Land: 1,290 m<sup>2</sup>Technical and System EquipmentSMART Electrical System - Living Now with NetatmoGeneral control for lights and shuttersComplete management from smartphoneIntegrated voice controlWi-Fi connected video intercomRemotely controllable zone thermostatsAdvanced SecurityIMQ - ISO9001 certified alarm systemVolumetric sensors and contacts on all openingsInternal/external sirensGSM and Ethernet modulesPerimeter alarm provision on fenceCCTV provisionEnergy EfficiencyPhotovoltaic systemUnderfloor heating with latest generation generatorDHW production with solar panels and boilerDucted VMC system with heat recoveryLiving ComfortSummer air conditioning with built-in unit, remotely controllableSound diffusion in living room and pool areaIndoor and outdoor Wi-Fi coverageIrrigation system and pumpCommunications and EntertainmentDigital terrestrial antennaSatellite dishA villa designed for those seeking quality, technology, and absolute comfort.The ideal solution for those seeking a modern, secure, and fully connected property in the heart of Versilia.

CONTACTS

Patricia 389 834 4002  
Monia 351 94 26 963  
www.forteverilia.it

## Features

code: 3396

motivation: Sale

Categoria: villa

municipality: Forte dei Marmi

total sqm: 317 sq.m.

room: 5

bathroom: 6

local: 8

## 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

