



**Prestige Immobili**

AGENCY — BOLOGNA

FORTE DEI MARMI — TOSCANA

# FORTE DEI MARMI: BEAUTIFUL AND EXCLUSIVE VILLA FOR SALE - EXTRA-LUXURY FINISHES - SPECTACULAR GARDEN

€ 4.500.000

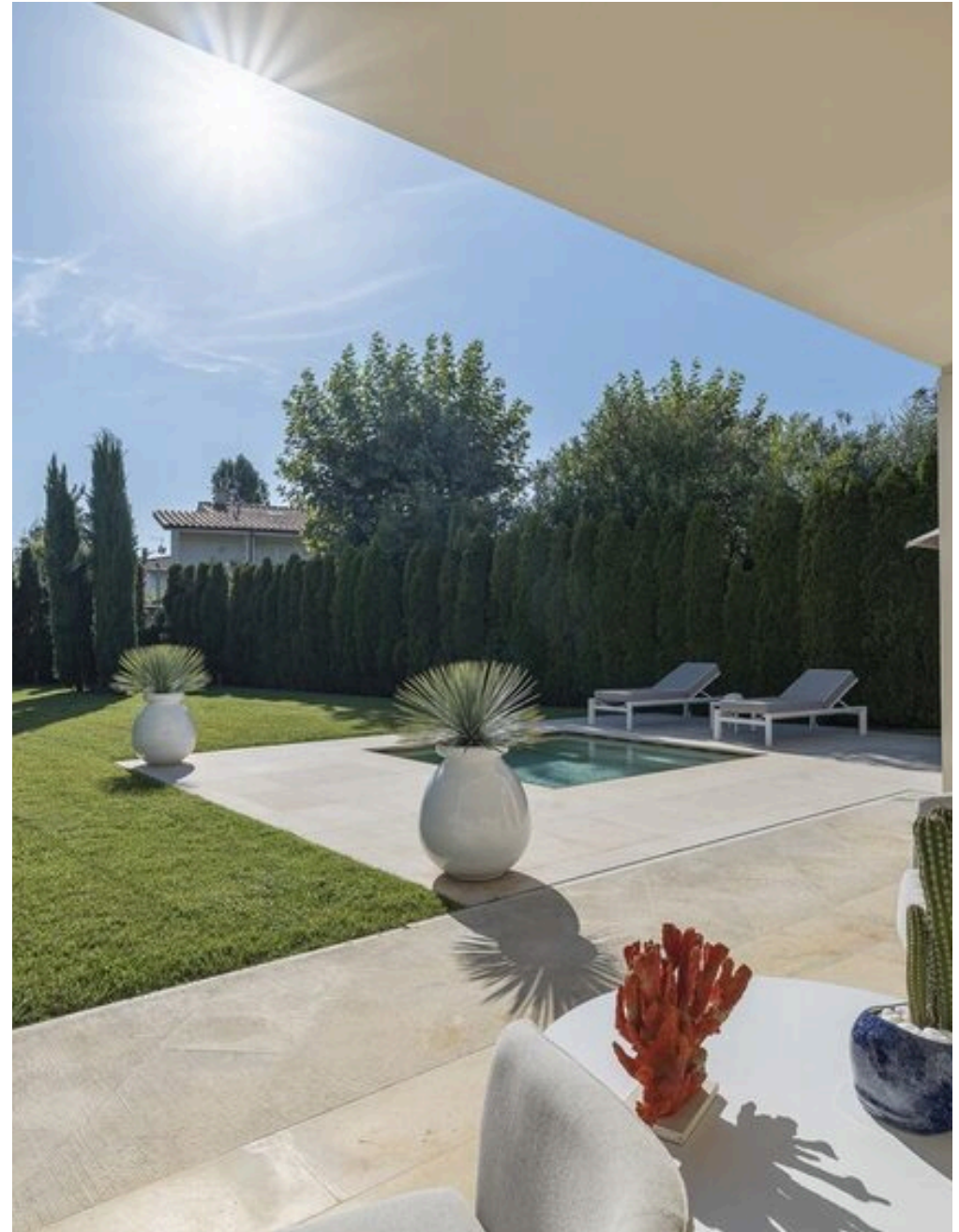
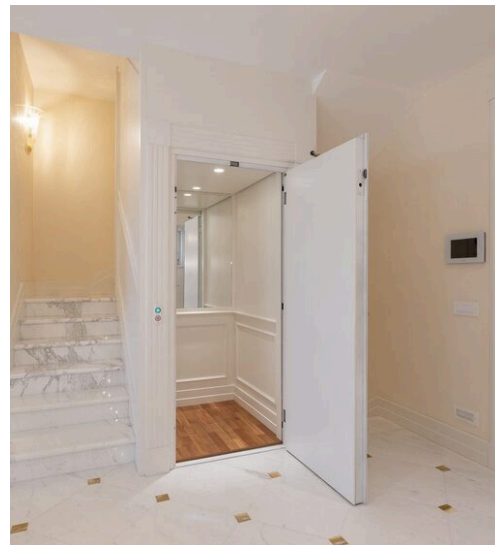
PRICE

390 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# FORTE DEI MARMI: BEAUTIFUL AND EXCLUSIVE VILLA FOR SALE - EXTRA-LUXURY FINISHES - SPECTACULAR GARDEN

It's available a luxurious mansion that stands out for its luxury design and overall elegance, close to the sea and also to the center of Forte dei marmi. It enjoys absolute privacy and tranquility, being located in a context of total exclusivity (residential of course), and full access to services. The building is spread over four levels, with a total internal surface of about 400 square meters. Surrounding it is a wonderful and well-kept garden, with a wide expanse (about 1.000 sq. m.), with a heated Jacuzzi, ideal for enjoying the beauty of a star-filled sky or a spectacular sunset. On the ground floor is perhaps the most distinctive part of the property: an enchanting reception hall, further embellished by the very fine Calacatta marble. Completing the ground floor are the dining room, the eat-in kitchen (fully equipped with Miele appliances) and a bathroom. Via the very elegant staircase, still made of Calacatta marble combined with a very fine wood paneling that enhances the walls (or by using the really convenient internal private elevator) you reach the

second floor and then the sleeping area, embellished by the very elegant Teak wood floor, normally adopted on high-level yachts. They are part of the sleeping area: ° master suite complete with en-suite bathroom, which accesses the large outdoor terrace (view of the beautiful garden) ° wardrobe room ° two other double bedrooms, each complete with en-suite bathroom. On the second floor we find the attic, currently used as a quiet study, as well as two storage volumes, which contain the apparatuses that manage the high technologies of the property: alarm system among the most sophisticated, video surveillance, photovoltaic system complete with three Tesla storage batteries (13.5 kWh each), complete home automation and centralized vacuum system (vents on each floor). This magnificent property is completed, in the basement, by a spacious tavern (with direct access from the outside) that includes large living room with gas fireplace, large table for winter dinners with friends, second kitchen and master bedroom equipped with dedicated bathroom and laundry room....

 **390 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **6**  
BATHROOMS

 **€ 4.500.000**

## FEATURES



WIDE SPACES



COMFORTABLE LUXURIOUS TO THE SERVICES



ADVANCED TECHNOLOGY



HOT TUB



Prestige Immobili

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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