



**Boero Immobiliare**

AGENCY — GENOVA

CERVIA - MILANO MARITTIMA — EMILIA-ROMAGNA

# VILLA WITH POOL IN CERVIA

€ 1.750.000

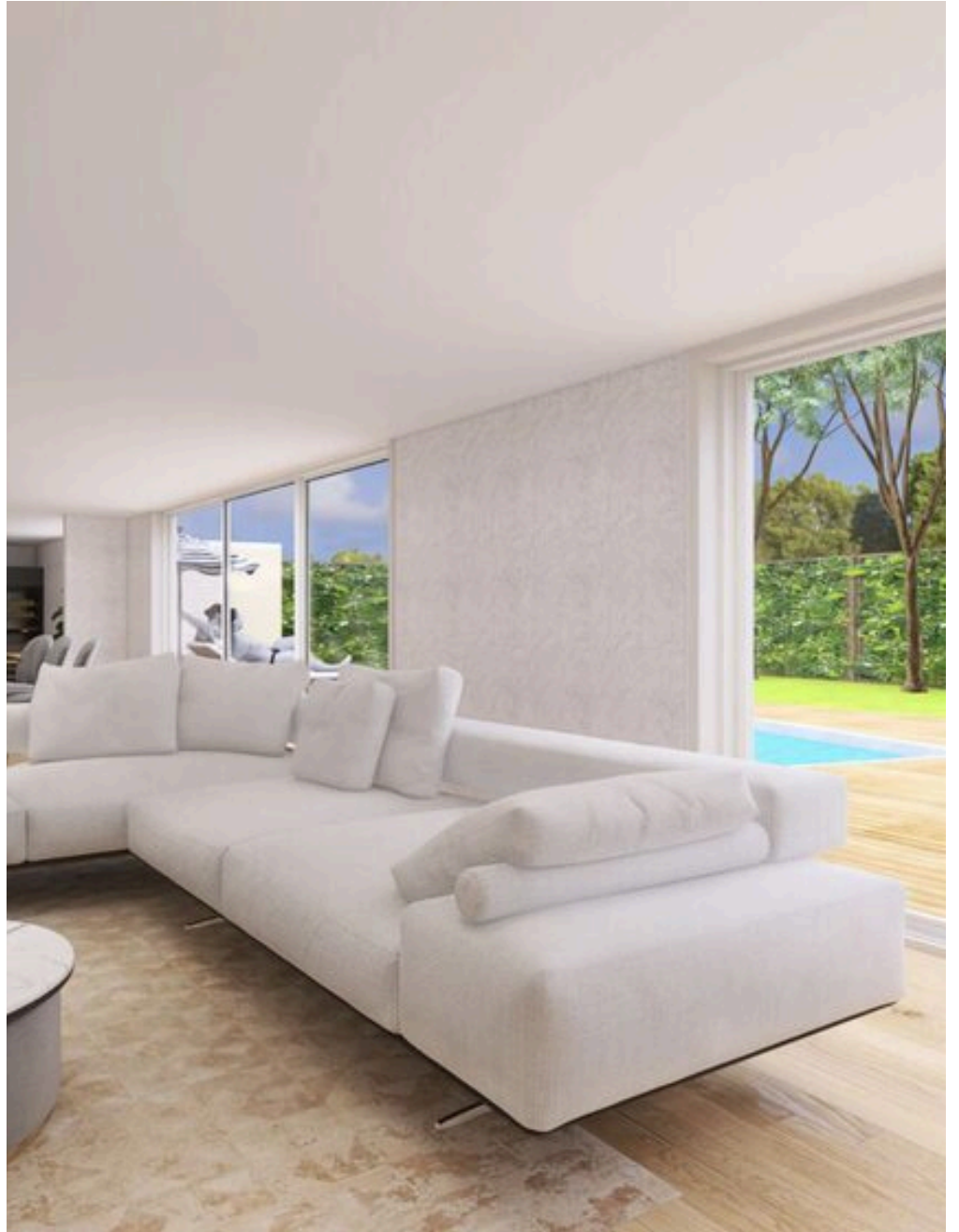
PRICE

200 m<sup>2</sup>

SQUARE METRES

3

ROOMS





## DESCRIPTION


# VILLA WITH POOL IN CERVIA


NEW VIP BEACH RESORT COMPLEX TO BE DELIVERED IN 2025. 200 SQM detached VILLA in the heart of the luxurious Milano Marittima just a few steps from the sea and all services. The house is on two levels: on the ground floor a bright living area, bathroom and a large private garden with swimming pool. On the second floor, three elegant double bedrooms, walk-in closet and 2 bathrooms finished with fine materials that offer maximum comfort. The villa has an eat-in kitchen, ideal for those who like to live their domestic spaces with style and functionality. The presence of a wine cellar and a storage room adds practicality to daily life. Energy Efficiency and Technology: Equipped with exterior insulation, underfloor heating and a photovoltaic system, this villa is a model of energy efficiency, with the

A4 energy class guaranteeing savings in running costs and a reduced environmental impact. Outdoor Spaces and Security: The villa is surrounded by a private garden that offers privacy and tranquility. The terrace and balcony allow you to enjoy the outdoor spaces in every season. The private pool is an added value for those who want the ultimate in relaxation. Security and Accessibility: The independent entrance and security door guarantee maximum security and privacy. The presence of mosquito nets throughout the house adds an extra touch of comfort. Location: Milano Marittima is a resort renowned for its exclusive lifestyle, with well-equipped beaches, high-quality restaurants and elegant boutiques. The villa is situated in a prime location, combining tranquility and proximity to amenities.

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

 **3**  
ROOMS

 **3**  
BATHROOMS

 **€ 1.750.000**  
PRICE

## FEATURES



LUXURIOUS  
FINISHES



NEW  
BUILDING



SWIMMING  
POOL



PARKING  
SPACE



RENOVATED



Boero Immobiliare

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



PHONE  
3486421070



EMAIL  
info@boeroimmobiliare.it



ADDRESS  
Via XX Settembre 2/13, Genova, Genova