

FOR SALE



**Real Italian Estate**

AGENCY — GENOVA

VIAREGGIO — TOSCANA

# EXCLUSIVE PENTHOUSE WITH POOL ON VIAREGGIO WATERFRONT.

€ 1.598.000

PRICE

200 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# EXCLUSIVE PENTHOUSE WITH POOL ON VIAREGGIO WATERFRONT.

Unique solution in the center of Viareggio, ideal as main residence or prestigious vacation home thanks to the strategic location that allows you to reach in a few minutes the very close Forte dei Marmi, the emblem of luxury in Versilia and in a short time the historical cities of Pisa, Lucca and Florence. Placed in an enviable position, beachfront, overlooking the renowned promenade "Viale Margherita", beating heart of social life and entertainment city and tourist we propose elegant and exclusive penthouse with large terrace equipped with luxurious Jacuzzi pool. The breathtaking sea view panorama, allow you to live relaxing experiences in an intimate and private atmosphere, making this property a unique object of its kind. The house developed on two floors, characterized by large and bright spaces perfectly finished in polychrome marble is composed of sleeping area on the first level with a large master bedroom equipped with

a luxurious, large private bathroom with Jacuzzi. On the same floor other 2 double bedrooms with second and third bathroom finished in marble, all complemented by parquet floors and custom-made oak cabinets that give the entrance idea of welcome and warmth. From the entrance, through a sumptuous staircase in marble "calacatta", the most valuable marble of Carrara, you access the second level where is located the kitchen, another spacious bathroom and large living room of over 50 square meters enriched by classic style fireplace that gives the environment a magical touch making it even more welcoming and comfortable. French doors in the hall allow access to the magnificent terrace, the highlight of the house. The location of absolute value offers an exclusive panorama from which you can admire both the beautiful Versilia coastline and the suggestive peaks of the Apuan Alps, giving splendid views from above over the city.

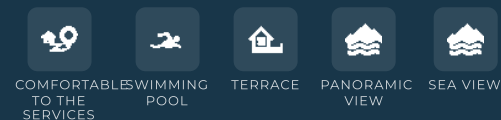
 **200 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 1.598.000**  
PRICE

## FEATURES



COMFORTABLE  
TO THE  
SERVICES

SWIMMING  
POOL

TERRACE

PANORAMIC  
VIEW

SEA VIEW



Real Italian Estate

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



PHONE

+393513945407



EMAIL

msardi@realitalianestate.com



ADDRESS

Via Alla Porta degli Archi 12/10, Genova, Genova