



## High-quality penthouse on the Adriatic coast in Grottammare - Marche



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,736,762.38

### Standort

Land:	Italien
Staat/Region/Provinz:	Marken
Stadt:	Grottammare
Postleitzahl:	63066
Veröffentlicht:	30.10.2025

### Beschreibung:

High-quality penthouse on the Adriatic coast in Grottammare - Marche

Exclusive seafront penthouse in a modern new-build project on the south coast of Grottammare. The building comprises 12 high-quality residential units, including two penthouses, and impresses with its contemporary architecture, sustainability and panoramic views of the Adriatic Sea.

### Penthouse A1/P3:

Living space: 68.3 m<sup>2</sup> (gross: 88.5 m<sup>2</sup>)

Spectacular 53 m<sup>2</sup> panoramic terrace with uninterrupted sea views

2 bedrooms, open-plan living/dining area with floor-to-ceiling windows

Seamless transition between indoor and outdoor areas

Private parking space 32 m<sup>2</sup> in the underground garage

### Features:

Energy class A4 with photovoltaics, underfloor heating/cooling and central ventilation

State-of-the-art materials and high-quality surfaces

### Communal areas:

Well-kept garden as an oasis of calm



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Bicycle room, children's area, recreation zone

**Location:**

Directly on the beach (50 m), shopping facilities, restaurants and cultural attractions within walking distance

A14 motorway: 2.8 km, Ancona-Falconara airport: 94 km

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

**Highlights:**

- + Exclusive seafront living with spectacular views
- + High-quality furnishings, sustainable construction
- + Ideal vacation home or main residence by the sea

Grottammare is a charming coastal town on the Adriatic coast in the Marche region, known for its long sandy beaches, elegant promenade and mild Mediterranean climate. The historic old town, "Borgo Alto", is perched on a hill and impresses with its narrow streets, historic buildings and breathtaking panoramic views over the sea.

The town combines culture, leisure and gastronomy: restaurants, cafés, boutiques and local markets offer the typical Italian lifestyle. Grottammare is ideal for anyone who wants to enjoy the relaxed coastal lifestyle without having to sacrifice good infrastructure and connections to larger towns such as San Benedetto del Tronto or Fermo.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and currency of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer.

## **Allgemein**

Fertige m<sup>2</sup>: 68.3 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/HOHM-T211/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T211/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 11559



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