



## Luxurious penthouse right by the sea in Grottammare - Marche



### Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,736,762.38

### Location

Pays:	Italie
État/Région/Province:	Marches
Ville:	Grottammare
Indicatif régional:	63066
Soumis:	30/10/2025

### Description:

Luxurious penthouse right by the sea in Grottammare - Marche

Exclusive seafront penthouse in a modern, sustainable new-build project on the south coast of Grottammare. The building comprises 12 high-quality residential units, including two penthouses, and impresses with its elegant architecture, modern technology 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

Basement garage with 32 m<sup>2</sup> private parking space

### Features:

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

State-of-the-art materials, minimalist design, high-quality surfaces

### Communal areas:

Well-kept garden as an oasis of calm



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Bicycle room, children's area and recreation zone

**Location:**

Directly on the beach, shopping facilities, restaurants and cultural offers within walking distance

Beach: 50 m, Center: 150 m, A14: 2.8 km, Airport Ancona-Falconara: 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:**

- + Panoramic view of the sea
- + High-quality furnishings and modern design
- + Exclusive seafront living in the Marche region

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 life 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.

**Commun**

Pied carré fini: 68.3 m<sup>2</sup>

**Lease terms**

Date Available:

**Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/HOHM-T210/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T210/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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