



Casa Paraggi Exclusive Seafront Residence- Santa Margherita Ligure



Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 4,044,427.6

Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Liguria
Város:	Santa Margherita Ligure
Irányítószám:	16038
Feladta:	2025. 09. 07.
Leírás:	

Newly built seafront residence in energy class A with private elevator, and an amazing panoramic terrace for sale in Santa Margherita Ligure. A TRUE DREAM BY THE SEA. A sophisticated renovation of the prestigious Villa Marli is underway here : one-of-a-kind, built by a prominent English family, it offers extraordinary views of one of the most exclusive and evocative seascapes in Italy. It is immersed in a fantastic private park featuring typical Mediterranean vegetation and extends along the slopes of Mount Portofino within the famous "Parco di Portofino". The renovation will create four residential units: "1 - Punta Pedale," "2 - Paraggi," "3 - La Cervara," and "4 - Portofino." The private park of Villa Marli, covering approximately 5,000 square meters, can be reached both from a sea-side access and from a gate located upstream, at the top of Via Repellini. Within this park, each apartment will have its own private and independent space (which can be furnished as desired by the client) from which to enjoy, shaded by centuries-old trees, a fantastic view of the sea from Chiavari to Portofino.

"Paraggi": an exclusive four-room ground-floor apartment with extraordinary sea views and a direct view of Punta Pedale, and a private annex. The property comprises: The internal living area : a spacious and functional kitchen with a large peninsula, a large dining area with a table seating up to 10, and a spacious living room with a large sofa and armchairs. The entire living area faces southeast and enjoys an endless sea view through large windows and bow windows featuring traditional and unique geometric shapes. Completing the living area is a charming and well-appointed guest bathroom, also equipped with a generously sized shower. The internal sleeping area : comprises a single bedroom, a standard double bedroom, a full bathroom, and a master bedroom with its own bathroom. Exclusive outdoor spaces: The uniqueness and absolute value of the "Covo del Mare" apartment lies in its private outdoor paved terrace:



located just a few meters from the sea and approximately 10-15 meters above sea level, it offers a privileged and direct view of the water. This exclusive terrace, approximately 130 square meters in size and paved with high-quality light-colored stone elements, is ideal for hosting large tables for up to 12-14 people, creating comfortable outdoor lounges, setting up an outdoor kitchen, and installing a spacious hot tub with an infinity sea view and a dedicated shower area, expertly integrated into the surrounding vegetation. In addition to the outdoor paved terrace, the apartment also features a private and independent space in the park. This space, approximately 80 square meters, can be furnished as desired by the client, and enjoys a fantastic view of the sea from Chiavari to Portofino. Attic Annex: "Paraggi" features a convenient and extremely useful private and independent space located in the attic, accessible by elevator and the villa's shared staircase; It's a small guesthouse, perfect for ensuring privacy and independence for your guests. The renovation includes the option to customize all finishes with meticulous attention to detail, tailored to the client's needs. A garage and scooter parking are also available.

PROPERTY Ref: SML3316_02

Location: Santa Margherita Ligure, Province: Genoa, Region: Liguria

Type: 177,30 sq m/1908 sq ft ground floor seafront residence with a 133,6 sq m/1438 sq ft panoramic terrace, attic with separate guest quarters and elevator, park, basement garage and scooter parking

Year of construction: 2025

Layout:

Ground Floor: panoramic paved terrace, open plan living area with kitchen, 1 double bedroom with ensuite, 2 bedrooms, 2 bathrooms, hallway with elevator to the attic; laundry room

Attic Floor: 1 double bedroom with ensuite

Utilities:

Fixed telephone network: available

Internet: available

Heating: methane

Water: mains city supply

Electricity: available

Water waste: mains city connection

Energy Efficiency Rating: A (certificate available upon delivery)

Distance from services: on foot

Distance from main airports: Genoa 40km

Built: 2025

Gyakori

Kész négyzetméter: 177.3 nm

Building details

Emeletek száma: 1

Lease terms



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