



Portofino Penthouse on the Ligurian Riviera



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 4,324,279.45

Elhelyezkedés

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

Penthouse in Villa Marli: seafront property in energy class A with views of Portofino, Santa Margherita Ligure

VILLA MARLI: An unprecedented real estate opportunity awaits you on the prestigious Lungomare Rossetti between Santa Margherita Ligure and Paraggi; 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 stretching from Chiavari to Portofino. " Portofino " : an exclusive second-floor penthouse with extraordinary sea views and a direct view of Punta Pedale, and a private annex. The living area includes a large and functional kitchen, a spacious 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 featuring traditional and unique geometric shapes. The living area offers immediate access to the exclusive paved outdoor terrace. Interior Sleeping area: This consists of 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 "PORTOFINO" apartment lies in the fantastic outdoor paved terrace of



approximately 43 square meters, accessed from the living area and offering a privileged view of the sea from Chiavari to Portofino. This exclusive terrace, paved with finely crafted light stone elements, is suitable for hosting large tables for up to 12-14 people, creating spacious lounges with upholstered furniture, and setting up an outdoor kitchen. In addition to the paved outdoor space, the apartment boasts an exclusive, private, and independent space in the park. This space, approximately 50 square meters, can be furnished as desired by the client and enjoys a fantastic view of the sea from Chiavari to Portofino.

Attic Annex: The "PORTOFINO" apartment features a convenient and highly useful private, independent space located in the attic, accessible by elevator and the villa's shared staircase; it is a small annex perfect for ensuring privacy and independence for your guests.

The renovation includes the option to customize all finishes with care and attention to detail, according to the client's needs.

A garage and scooter parking are also available as options (*)

PROPERTY Ref: SML3316_01

Type: penthouse for approximately 177 sq m/1905 sq ft on the second floor of Villa Marli with a private annex located in the attic, accessible by elevator and the communal staircase of the villa, with a panoramic terrace of 43 sq m/462 sq ft, park, scooter garage space

Year of construction: 2025

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)

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

Distance from services: on foot

Distance from main airports: Genoa 40km/24 miles

Layout:

Second Floor: kitchen, dining area, living room with direct access to an external paved terrace, 1 double bedroom, 1 full bathroom, and 1 master double bedroom with en-suite

Attic (Mansard): independent private annex, with elevator and communal staircase access

Built: 2025

Gyakori

Kész négyzetméter: 177 nm

Telekméret: 50 nm

Building details

Parking: Yes

Emeletek száma: 2



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