



Excellent 8 Bed Villa for Sale In Montesilvano Colle Abruzzo Italy



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,328,777.82

Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Abruzzo
Città:	Montesilvano Colle
Cap:	65015
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Descrizione:

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<https://www.youtube.com/watch?v=nH88sc28PJs>

via Colle della Selva 2
Montesilvano Colle
Pescara
65015
Italy

Spectacular 8-Bed Architectural Estate with Sea Views in Montesilvano Colle, Abruzzo

Nestled in the rolling hills of Montesilvano Colle, this extraordinary eight-bedroom villa stands as a



masterpiece of late 1970s Italian design. Conceived and crafted by a renowned team of local architects, the estate represents a rare synthesis of avant-garde structure, noble history, and sweeping Mediterranean views. Situated just moments from the Adriatic Coast in the serene Abruzzo region, the property pairs architectural flair with luxurious indoor and outdoor living spaces, offering a truly unique retreat for discerning buyers.

A Marvel of 1970s Italian Architecture

The villa's defining feature is its singular, visionary layout designed across three and four staggered levels. Creative expression from the late 1970s shines through every element, highlighted most famously by its unique sliding roof structure—a striking architectural statement so distinct it can be spotted from aircraft descending toward the Adriatic Coast.

Floor-to-ceiling glass paneling and vast windows flood the interior with dynamic light while framing picturesque panoramas of lush gardens, mature woodland, and the sparkling blue sea. Warm, classic parquet flooring flows throughout the living areas, enhancing the sense of continuity across the staggered floors. While the home's original 1970s bathrooms preserve the authentic design aesthetic of the era, the property's grand scale and structural integrity offer an exceptional foundation for either sympathetic restoration or modern luxury refinement.

Exceptional Living, Dining, and Entertainment Spaces

Designed for grand scale hospitality and refined domestic life, the interior centers around an expansive triple living room. This grand space is thoughtfully divided into a majestic reception hall for formal entertaining, and a cozy, intimate retreat complete with an authentic stone fireplace and a bespoke corner bar. Adjacent to the main living areas lies a dedicated, full-sized billiard room, equipped with its own private restroom for guest convenience.

Dining is given equal prominence. A formal, representative dining room connects seamlessly to a spacious 35-square-meter traditional-style kitchen, ideal for hosting large family gatherings or catering events. Rich in provenance, the home has been preserved with antique and precious furnishings, many of which are intimately tied to the history of a prominent local noble family—lending the interior an unmistakable atmosphere of timeless dignity.

Private Tavern, Vault, and Lower Level Facilities

Beyond the main living floors, the property includes a fully private, protected lower-level sanctuary. Here, an authentic Abruzzese taverna awaits, centered around a traditional open fireplace. This cozy space provides an inviting atmosphere for cool winter evenings, wine tastings, and informal feasts.

Directly adjacent to the tavern area is a dedicated wine cellar and a secure private vault, offering protected storage for vintage collections, family heirlooms, and valuable personal assets.

Expansive Grounds, Terraces, and Sea Views



Set upon approximately 2,500 square meters of private land arranged over two distinct terraced levels, the villa is surrounded by mature, tall-standing maritime pines, towering palms, and rich Mediterranean flora. Wide, open-air terraces seamlessly extend the indoor living spaces into the outdoors, providing ideal vantage points for al fresco dining, entertaining, or simply soaking in the expansive views of the Adriatic Coast.

The upper garden level features a large above-ground swimming pool surrounded by sunbathing terraces, offering a private oasis refreshed by coastal breezes. Whether relaxing by the pool or enjoying a morning coffee on the elevated balconies, the sea panorama serves as a constant, tranquil backdrop.

Complete Privacy, Access, and Parking

Privacy and ease of access are paramount throughout the estate. The property is approached via its own private, dedicated access road, fully illuminated by classic street lamps that lead gracefully up to the residence. Three separate entrances from the main street—one equipped with an automated gate and two secure keyed entrances—ensure convenience for residents, staff, and guests alike.

Vehicle storage includes a spacious, double automated garage covering 35 square meters. In addition to the garage, the private access road provides ample, secure off-street parking for multiple vehicles, easily accommodating large gatherings.

Location & Transport Connections

Montesilvano Colle combines the tranquility of an ancient Italian hilltop village with quick access to modern conveniences. The property sits just minutes from the beaches of Montesilvano Spiaggia and the vibrant urban center of Pescara.

Transportation is exceptionally convenient. The nearest airport is Abruzzo International Airport (PSR) in Pescara, located roughly 10 to 12 kilometers away (a 15-minute drive). The airport offers regular domestic and European flight connections, making this estate an ideal primary residence or an easily accessible holiday escape.

ABOUT THE AREA

Perched on a hilltop overlooking the Adriatic Sea, Montesilvano Colle is the historic center of Montesilvano in the Abruzzo region of Italy. While the lower coastal town, Montesilvano Spiaggia, thrives as a modern beach resort, the Colle (hill) offers a quiet step back in time. It preserves the ancient heart of the municipality, granting sweeping views of the surrounding countryside, the coastline, and the distant peaks of the Apennines.

The medieval village is characterized by narrow cobblestone streets, stone archways, and restored historic homes. At its core stands the Church of San Michele Arcangelo, an ancient structure featuring architectural elements dating back to the Middle Ages. Strolling through the peaceful piazza and along the belvedere terraces provides panoramic viewpoints, making it a popular spot for visitors looking to experience authentic Italian village charm away from coastal crowds.



Life in Montesilvano Colle revolves around tradition, local heritage, and regional gastronomy. The hill comes alive during local summer festivals and evening gatherings, where small taverns serve authentic Abruzzese specialties like arrosticini (grilled mutton skewers) and local Montepulciano d'Abruzzo wine. Its relaxed, residential atmosphere provides a distinct contrast to the bustling energy of neighboring Pescara, making it an ideal retreat for travelers exploring central Italy.

MAIN FEATURES:

- * 670m² of living space
- * 2500m² plot
- * 8 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto:	8
Bagni:	4
Finito piedi quadrati:	670 mq
Dimensione del lotto:	2500 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.792.770

