



## Luxury 5 Bed Villa for Sale In Tortoreto Italy



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
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Experience since:	2002
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Specialties:	
Property Type:	Apartments
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 985,730

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Abruzzo
Plaats:	Tortoreto
Adres:	Via Settecolli, 30/C
Postcode:	64018
Geplaatst:	17-10-2025
Omschrijving:	Luxury 5 Bed Villa for Sale In Tortoreto Italy

Esales Property ID: es5554821

Via Settecolli 30/C  
Tortoreto  
TE  
64018  
Italy

This splendid villa for sale in Tortoreto Alto is perfect for those seeking a prestigious, high-quality home.

This exclusive property presents an unmissable opportunity to acquire a prestigious, modern villa nestled in the serene and highly sought-after area of Tortoreto Alto, Italy. This exceptional home offers the perfect marriage of sophisticated, state-of-the-art construction and an idyllic location, combining the tranquility of the historic hilltop with rapid access to the vibrant Adriatic coast. Crucially, the villa is



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ready for immediate purchase and occupancy, allowing a seamless transition to a life of elevated comfort and luxury. Spanning a generous total area of approximately 300 square meters across two expertly designed levels, the villa provides abundant space, making it ideal for a large family, multi-generational living, or anyone who values spacious and highly functional interiors.

## Dual-Level Design: A Study in Optimal Layout and Space

The architectural design of the villa brilliantly utilizes its two-level structure to create two distinct, self-contained, and highly functional living areas. This unique layout is a key highlight, offering flexibility for entertaining guests, accommodating in-laws, or maintaining separate recreational and professional zones within the home.

### The Raised Ground Floor: Primary Living and Master Quarters

The raised ground floor serves as the primary living area and is characterized by its bright, expansive, and open feel. Upon entering, one is greeted by a large, bright living room, perfectly designed for both formal gatherings and relaxed everyday use. The culinary heart of this floor is a spacious kitchen featuring an island and dining area. This open-plan design is a property highlight, offering a highly functional and social space where meal preparation seamlessly blends with dining and entertainment.

The sleeping area on this level is thoughtfully laid out to maximize privacy and comfort. It comprises three well-appointed bedrooms, including the stunning master bedroom, which is a true retreat. The master suite is complete with an ensuite bathroom and a large walk-in closet, providing a luxurious, private space for the owners. A second, equally well-finished master bathroom serves the remaining two bedrooms on this floor, ensuring comfort and convenience for the entire family.

### The Lower Ground Floor: Entertainment and Guest Quarters

The lower ground floor is an equally bright and welcoming space, cleverly utilizing natural light and providing a complete second living unit. It features a large, bright living room anchored by a cozy fireplace, perfect for relaxing during cooler months. This living area flows into an open-plan kitchen and dining area, allowing for easy hosting and a communal atmosphere. This level houses two spacious double bedrooms and is completed by a large bathroom, making it an ideal setup for guests, a private office suite, or a vibrant entertainment area. The overall layout, incorporating two kitchens and two living rooms, is perfectly designed for versatility, meeting virtually every modern domestic need.

### State-of-the-Art Construction and Energy Efficiency

Completed in 2023, this villa is a brand-new home that meets the highest modern standards of construction, efficiency, and technology. The commitment to quality is underscored by its impressive Energy Certificate A3 rating, a testament to its superior thermal performance and energy-saving features.

The villa's advanced mechanical systems ensure year-round, efficient climate control:

\* **Underfloor Heating and Cooling:** A state-of-the-art system powered by a heat pump provides gentle,



consistent temperature regulation across both floors.

\* **Forced Air Re-circulation:** This system ensures optimal air quality and ventilation throughout the expansive interior.

\* **Air Conditioning:** For personalized comfort, air conditioning units are installed in all rooms.

\* **High-Quality Fixtures:** The commitment to excellence extends to the building's exterior envelope, with high-quality fixtures that guarantee superior insulation and security.

Beyond comfort, the villa is future-proofed with advanced technology, featuring a comprehensive Home Automation system that controls various aspects of the house. Security is paramount, provided by a high-level alarm system that includes three outdoor cameras, offering peace of mind and secure living in this tranquil location.

### Elegant Atmosphere and Prime Location

The villa's elegant and welcoming atmosphere is achieved through tasteful furnishing with attention to detail. The quality of the finishes throughout the 300 square meter space provides an elevated sense of style and sophistication, ready for the new owner to enjoy without delay. The indoor luxury is complemented by excellent outdoor spaces, including a private balcony and a sizable terrace. Both areas offer generous space for relaxation and enjoyment, with fantastic views of the surrounding greenery—perfect for morning coffee or evening cocktails.

The property's location in the Tortoreto Alto area is one of its most attractive features. It offers a quiet and private atmosphere, away from the summer bustle, yet maintains incredible convenience. The villa is strategically positioned close to the services and conveniences of everyday life, including shops, restaurants, and local amenities. For cultural enthusiasts, the historic center of the medieval village, with its variety of charming tourist activities and historic settings, is right on your doorstep. For those who crave the sun and sea, the famed coast with all its tourist attractions, wide beaches, and lively promenade is only a 5-minute drive away.

This prestigious villa truly offers an ideal combination: a technologically advanced, energy-efficient, and luxurious modern home, set in a privileged, serene location with easy access to both historic charm and vibrant seaside life. This opportunity to secure a high-quality, ready-to-move-in property in one of Tortoreto's most beautiful areas is exceptionally rare.

Don't miss the chance to purchase this unique and immaculate property. Are you ready to schedule a private viewing of this Tortoreto Alto masterpiece?

### ABOUT THE AREA

Tortoreto is a charming coastal town situated in the province of Teramo, within the picturesque Abruzzo region on Italy's Adriatic coast. The town is notably distinguished by its unique geography, being divided into two distinct yet complementary areas: the historic heart, Tortoreto Alto, which is perched on a hill, and the vibrant modern resort of Tortoreto Lido, located directly on the seafront. This duality allows visitors and residents to seamlessly transition between a relaxed seaside vacation and an exploration of deep-rooted culture and history. The town's name is historically linked to the abundance of turtle doves



(tortore) in the area during the Middle Ages.

Tortoreto Lido is renowned as a family-friendly beach destination, famous for its long stretch of golden, fine sand and shallow, clean waters. The resort has been a consistent recipient of the European Blue Flag award for its environmental quality and excellent facilities, confirming its status as a top-tier seaside destination. A beautiful palm-lined promenade runs along the coast, offering a pleasant pedestrian and cycle path that connects Tortoreto with neighboring resorts. Beyond the beach, the modern area features a variety of shops, cafes, restaurants, and is home to the popular Onda Blu water park, making it a hub for summer tourism and leisure activities.

In stark contrast to the lido's modern vibrancy, Tortoreto Alto offers a glimpse into the town's medieval past. Located inland on the hillside, the centro storico (historic center) is a delight of narrow cobblestone streets, ancient churches like the Chiesa della Misericordia, and historic architecture. The elevated position of the old town provides stunning, panoramic views that stretch from the Adriatic Sea all the way to the distant Apennine Mountains, including the Gran Sasso massif. This hilltop village is perfect for evening strolls, enjoying traditional Abruzzese cuisine in family-run trattorias, and exploring historical fortifications like the Torre dell'Orologio (Clock Tower).

For international travelers, Tortoreto is conveniently accessible, with the Pescara Abruzzo Airport (PSR) being the closest major airport, situated approximately 45 to 50 kilometers to the south. This airport facilitates easy connections, offering low-cost flights to various major European destinations. Furthermore, the town is well-connected by Italy's railway network and major roadways, making it a favorable base for exploring the rich historical, natural, and culinary treasures of the wider Abruzzo region, from the natural reserves like the Gole del Salinello to the nearby medieval villages and mountain parks.

#### MAiN FEATURES:

- \* 280m<sup>2</sup> of living space
- \* 5000m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Pool
- \* 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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#### **Algemeen**

Slaapkamers:

5



Badkamers: 3  
Afgewerkte vierkante meter: 280 m<sup>2</sup>  
Lot Afmeting: 5000 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.712.717

