



Exclusive villa with swimming pool and sea view in Giulianova - Abruzzo



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 2,328,245.83

Location

Country:	Italy
State/Region/Province:	Abruzzo
City:	Giulianova
ZIP code:	64021
Posted:	Aug 12, 2025

Description:

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This exclusive villa, just a 3-minute walk from the sea, is situated on a completely walled plot of land totaling 2.6 hectares. The living space of 587 m² is spread over three levels, not including an additional area of 150 m² for balconies, terraces, a portico and a cellar room. On the separate private plot there is an accessible outbuilding of 217 m², which includes a terrace of a further 80 m², as well as a double garage with automatic sectional doors.

The villa has been carefully planned and constructed, with every detail considered by professionals in their respective fields. The materials used, the 3-stage alarm system and the grilles covering all the villa's windows emphasize the sophisticated security features.

The main part of the villa, distributed over four floors (including the basement), is presented as follows: First floor: through a design-oriented, burglar-proof door, you immediately enter a large living room. To the left is a living room with fireplace and a guest WC. On the way to the kitchen you pass the elevator, which serves all three floors, and a beautiful stone staircase. The kitchen has a double outlet that can be used both indoors and outdoors. Outside there is a covered area and a barbecue station with sink, wood-burning oven and extractor fan. A small hallway leads to three further rooms, a utility room (also used as a cellar), a service bathroom and a laundry and ironing room with direct access to the front garden. A dressing room with en-suite bathroom, a swimming pool (172 m²) with whirlpool bath and heated water



for the winter complete the first floor.

Second floor: The sleeping area is reached via the elevator or the stone staircase. To the left is a spacious closet with an adjoining bathroom and a bright bedroom with a double bed and access to the fantastic 40 m² terrace with sea views. From here, the view extends over the entire coast, from the port of Giulianova to Tortoreto Lido. Other rooms on this floor include a small living room, another bedroom with a double bed, a bathroom and a balcony with sea views.

Second floor: This floor is accessible by stairs or elevator and houses a large living room with a fantastic work area, a bathroom with shower and a double bedroom.

Further information on specific request. Do not hesitate to contact us!

- + Year of construction 2006
- + alarm system
- + Fireplace
- + Electric gate
- + cellar
- + Air conditioning
- + Fiber optic cable
- + garage
- + garden
- + whirlpool
- + Solar thermal system
- + Laundry room
- + attic
- + Swimming pool
- + Armored door
- + Central heating
- + tavern
- + terrace
- + Video intercom

Abruzzo, a region in central Italy, is characterized by its breathtaking landscape, which is characterized by majestic mountains, green hills and the Adriatic coast. This charming region is also home to Giulianova, a picturesque town located on the Adriatic coast.

Giulianova, with a rich history and a charming atmosphere, is a popular destination for visitors who want to explore the beauty of Abruzzo. The town is divided into two parts: Giulianova Alta (the upper town) and Giulianova Lido (the coastal town). The upper town impresses with its narrow streets, ancient buildings and a medieval castle perched high up on a hill. Here, visitors can immerse themselves in history and enjoy the authentic atmosphere of this historic setting.

Giulianova Lido, on the other hand, is the modern part of the city and stretches along the coast. Here you will find a charming promenade, long sandy beaches and numerous restaurants, bars and stores. The port of Giulianova adds a touch of maritime flair and offers the opportunity to enjoy fresh seafood.

The combination of historical heritage, natural beauty and the lively coastal scene makes Giulianova a versatile destination. Visitors can not only explore the historical sites and cultural attractions, but also enjoy the amenities of a seaside resort on the Adriatic Sea.



Abruzzo, and Giulianova in particular, thus offers a harmonious blend of tradition and modernity that appeals to travelers of all ages and interests. Whether you want to climb the mountains, explore historical sites or simply spend relaxing days on the beach, Giulianova and Abruzzo have something for everyone.

Common

Finished sq. ft.: 866 sq m
Lot Size: 26000 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/HOHM-T99/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 6319

