



Panoramic villa with pool, spa and 12 hectares of private land in Gradara - Marche



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 1,466,860.12

Location

Country: Italy
 State/Region/Province: The Marches
 City: Gradara
 ZIP code: 61012
 Posted: Oct 11, 2025

Description:

Panoramic villa with pool, spa and 12 hectares of private land in Gradara - Marche

Imagine an elegant villa on a hill, nestled in lush vegetation and with a breathtaking panoramic view of the surrounding nature. Generous glass fronts open onto a spacious terrace, creating a harmonious combination of indoor and outdoor areas.

The property covers a plot of around 12 hectares, planted with olive trees and cherry trees, and there are also three water fountains.

The pool landscape with swimming pool and whirlpool has been designed in a perfect panoramic position: it opens up to the horizon and reflects the sky and nature. Sun loungers and umbrellas create an ideal place to relax, while a lounge area by the pool invites you to enjoy an aperitif at sunset - surrounded by the tranquillity of nature.

Inside, the villa impresses with its tasteful furnishings, bright and spacious rooms. A cozy living room with fireplace and comfortable sofas invites you to linger, while the modern, fully equipped kitchen is ideal for enriching convivial moments with culinary delights.

The wellness area is a real retreat: a Finnish sauna with a view of the countryside allows you to relax and rejuvenate after an active day.

The bedrooms are elegantly and soothingly designed, many with private balconies offering unforgettable views of nature and a unique awakening.

This exclusive residence combines luxurious living comfort with the beauty of nature - the ideal retreat



for those seeking peace, wellness and quality of life.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive real estate and tailor-made advice.

Living space: approx. 508 m²

Plot: approx. 12 hectares

Construction: 4 levels, connected by an internal elevator system

Basement

Spacious garage for at least 2 vehicles

Wellness area with sauna, whirlpool, shower and bath

First floor

- living area

Large living room with access to the covered panoramic terrace

Fully equipped eat-in kitchen

Study

Dining room

Pantry

Bathroom

1st floor

- sleeping area

Two large double rooms

One single room

Spacious storage room (can optionally be used as an additional bedroom)

Further storage room

Two bathrooms

Access also via an external staircase

2nd floor

- attic

Spacious, versatile usable area

Gradara - Medieval pearl on the Adriatic

Gradara, a charming medieval town in the Marche region, is one of the most beautiful historical towns in Italy. Located in the province of Pesaro-Urbino, just a few kilometers from the Adriatic coast, the village is enthroned on a hill and offers a fascinating interplay of history, culture and scenic beauty.

The town's landmark is the impressive Castello di Gradara, one of the best-preserved fortifications in Italy. The imposing castle with its towers and fortified walls was built in the 12th century and has been the scene of important historical events over the centuries. Gradara became particularly famous for the tragic love story of Paolo and Francesca, which Dante Alighieri immortalized in his "Divine Comedy". Walking through the narrow, cobbled streets, you feel as if you have been transported back in time. Small



boutiques, traditional trattorias and cafés invite you to linger and experience the authentic Italian way of life. The fortress walls offer a magnificent panoramic view over the rolling hills of the Marche, the Adriatic coast and, on a clear day, as far as San Marino.

Gradara is not only a place of culture and history, but also a popular destination for connoisseurs and those seeking peace and quiet. The surrounding area is home to picturesque wine villages, first-class restaurants and numerous excursion options - from the beaches of the Adriatic to the historic cities of Urbino, Pesaro and Rimini.

This incomparable location combines the Italian way of life, historical authenticity and scenic beauty - and makes a property in Gradara a unique possession.

Location & infrastructure

Grocery store: 3 km

Supermarket: 5 km

Restaurant: 1 km

Bus stop: 2 km

Train station: 5 km

Sandy beach "Baia Vallugola": 4.5 km

Nearby towns:

Cattolica: 6 km

Pesaro: 12 km

Misano World Circuit: 15 km

Urbino: 35 km

San Marino: 45 km

Airports:

Rimini: approx. 30 minutes

Bologna: approx. 1 hour 20 minutes

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Common

Finished sq. ft.: 508 sq m

Lot Size: 120000 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/HOHM-T190/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information



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