



## listing



### Informações do Revendedor

|                  |  |
|------------------|--|
| Name:            | ArKadia  |
| Nome da Empresa: |  |
| País:            | Reino Unido  |
| Telefone:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalhes do anúncio

|               |                  |
|---------------|------------------|
| Imóveis para: | Venda            |
| Preço:        | USD 6,345,084.99 |

### Localização

|                        |                         |
|------------------------|-------------------------|
| Country:               | Itália                  |
| State/Region/Province: | Ligúria                 |
| Cidade:                | Santa Margherita Ligure |
| CEP:                   | 16038                   |
| Adicionado:            | 25/10/2025              |

#### Informação adicional:

In the very heart of Santa Margherita Ligure, just moments from the seafront and the town's elegant boutiques, this superb villa combines refined contemporary luxury with timeless Italian style. Enjoying a commanding sea view position, the property extends to approximately 419 sq m (4,509 sq ft) and features a panoramic swimming pool, landscaped gardens, guest annex, and a private garage accommodating four cars—an exceptional rarity in such a central location. The villa has been completely refurbished to the highest standards, with fine materials and bespoke finishes throughout. Arranged across three levels, all conveniently served by an internal lift, it offers bright, spacious and impeccably appointed interiors designed for modern coastal living. On the ground floor, the elegant entrance hall opens into a generous double reception room with large picture windows overlooking the garden, a convivial dining area, and a contemporary, fully equipped kitchen with adjoining pantry. These rooms open directly onto a large terrace and private garden, ideal for al fresco dining and entertaining throughout the seasons. Also on this level is a second living room arranged with a sofa bed opening onto an additional terrace complete with barbecue, wood-burning oven, and utility space, alongside a guest bathroom. The first floor is devoted to a master bedroom with a spacious terrace with breathtaking sea views, as well as a balcony shared with a second bedroom, two bedrooms are served by a stylish shower room and an additional bathroom with separate WC. The lower ground floor houses a practical laundry area, ample storage, and a self-contained guest apartment with its own entrance—comprising a living room, bedroom, bathroom and closet—offering a perfect retreat for visitors or staff, ensuring privacy and comfort. Surrounded by a landscaped private garden, the property provides multiple terraces, both covered and open, furnished with high-end outdoor pieces, creating a serene and elegant setting for relaxation at any time of year. The



panoramic swimming pool, with open sea views, is complemented by sun loungers, umbrellas and shaded areas designed for effortless leisure and entertaining. Completing this outstanding residence is a large private garage for four vehicles, an invaluable asset in the heart of Santa Margherita Ligure. This exceptional villa represents a synthesis of elegance, comfort and privacy, offering magnificent views across the Ligurian Sea and a prestigious address within one of the Riviera's most sought-after destinations.

Property Ref: SML3387

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

Type: 410 sq m/4413 sq ft sea view villa on three levels with garden, swimming pool, garage

Year of construction: 1960

Land/Garden: enclosed 300 sq m/3,229 sq ft garden with irrigation system, automatic gate, barbecue, wood-fired oven, and service/storage rooms.

Swimming pool: 20 sq m/215 sq ft

Parking: garage with space for 4 cars

Utilities:

Fixed telephone network: active

Internet: active

Heating: methane

Water: mains city supply

Electricity: active

Water waste: mains city connection

Air conditioning system

Distance from services: walking distance

Distance from main airports: Genoa 41km/25 miles Milan Linate 184km/114 miles, Milan Malpensa 195km/121 miles

Layout:

Ground Floor: entrance hall, double living room with large windows, dining room, kitchen, second living room with sofa bed, 1 bathroom

First Floor: 1 master bedroom with terrace and ensuite bathroom, 2 double bedrooms, 2 bathrooms

Basement: laundry area, storage rooms, outbuilding with separate entrance with living room, 1 bedroom, 1 bathroom and closet

## Comum

Pés quadrados acabados: 419 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

Número de pisos: 3

## Lease terms

Date Available:

## Informação adicional



IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

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URL do site:

[http://www.arkadia.com/SIFI-T1712/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1712/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

39601

