



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

## La Cervara Seafront exclusive home – Santa Margherita Ligure



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 3,165,204.21

### Konum

Ülke:	Italy
Eyalet/Bölge/ Şehir:	Liguria
Şehir/İlçe:	Santa Margherita Ligure
Posta kodu:	16038
Yayınlandı:	07.09.2025
Açıklama:	

Newly built seafront residence in energy class A with attic guest quarters, elevator, garden and garage for sale in Santa Margherita Ligure. An unprecedented real estate opportunity awaits you on the prestigious Lungomare Rossetti between Santa Margherita Ligure and Paraggi ; A TRUE DREAM BY THE SEA. A sophisticated renovation of the prestigious Villa Marli is underway here : one-of-a-kind, built by a prominent English family, it offers extraordinary views of one of the most exclusive and evocative seascapes in Italy. It is immersed in a fantastic private park featuring typical Mediterranean vegetation and extends along the slopes of Mount Portofino within the famous "Parco di Portofino". The renovation will create four residential units: "1 - Punta Pedale", "2 - Paraggi", "3 - La Cervara", and "4 - Portofino". The private park of Villa Marli, covering approximately 5,000 square meters, can be reached both from a sea-side access and from a gate located upstream, at the top of Via Repellini. Within this park, each apartment will have its own private and independent space (which can be furnished as desired by the client) from which to enjoy, shaded by centuries-old trees, a fantastic view of the sea from Chiavari to Portofino. "La Cervara": an exclusive four-room apartment on the first floor with an extraordinary sea view and direct view of Punta Pedalo, and a private annex.

The property comprises: The internal living area : a large and functional kitchen, a spacious dining area seating up to 10, a spacious living room with a large sofa and armchairs; the entire living area faces southeast and enjoys an endless sea view through large windows and a beautiful balcony featuring traditional and unique geometric shapes. Completing the living area is a charming and well-appointed guest bathroom, also equipped with a generously sized shower. The sleeping area: comprises a single bedroom, a standard double bedroom, a full bathroom, and a master bedroom with its own bathroom.



Exclusive outdoor spaces: The uniqueness and absolute value of the "La Cervara" apartment is represented by a fantastic private paved outdoor space of approximately 25 square meters, in addition to gardens and flowerbeds, accessible by an external staircase located immediately adjacent to the property. This space can be used to create an outdoor kitchen with a large table for up to 10-12 people, a spacious furnished living room, and a hot tub.all located in a dominant position with a fantastic sea view. In addition to the paved outdoor space, the apartment boasts an exclusive, private, and independent space in the park. This space, approximately 50 square meters, can be furnished as desired by the client and enjoys a fantastic view of the sea from Chiavari to Portofino.

Attic Detached House: "La Cervara" features a convenient and highly useful private, independent space located in the attic, accessible by elevator and the villa's shared staircase. This small annex is perfect for ensuring privacy and independence for your guests. The renovation includes the option to customize all finishes with meticulous attention to detail, tailored to the client's needs. A garage and scooter parking space are also available as options.

PROPERTY Ref: SML3316\_03

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

Type: 140,2 sq m/1509 sq ft first floor seafront residence with elevator, a front balcony, back terrace, park, separate attic guest quarter, basement garage and scooter parking

Year of construction: 2025

LAYOUT:

First Floor: sitting room, eat-in kitchen, 1 bathroom, hallway with elevator, 1 double bedroom with ensuite, 1 bathroom, 2 double bedrooms

Attic Floor: 1 double bedroom with ensuite

Utilities:

Fixed telephone network: available

Internet: available

Heating: methane

Water: mains city supply

Electricity: available

Water waste: mains city connection

Energy Efficiency Rating: A (certificate available upon delivery)

Distance from services: on foot

Distance from main airports: Genoa 40km

Yıl: 2025

## Genel Bilgiler

Bitmiş metrekare: 106 m2

Arazi Büyüklüğü: 120 m2

Floor Number: 1

## Building details

Kat Sayısı: 1



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

---

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:

[http://www.arkadia.com/SIFI-T1573/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1573/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

38761

