



Area Via Costa, Santa M. Ligure



FEATURES:

Property type	Residential
Brokerage	Sell
Surface (sqm)	190- 180
Energy rating	not available
Garden	yes
Balcony/Terrace	yes

DESCRIPTION:

Area Via Costa, Santa M. Ligure. Newly built villa divided into 2 residential units.

In one of the most private residential areas of Santa Margherita Ligure, a newly built villa, designed for those seeking maximum privacy combined with elegance and living comfort. The villa enjoys a strategic position. Just steps from the harbor and the charming seafront promenade of Santa Margherita Ligure, with the town center reachable in just a few minutes, it still manages to preserve the privilege of a secluded setting and absolute tranquility.

The property consists of **2 elegant independent residential units**, of 190 sqm and 180 sqm respectively. Both are laid out over 2 levels, garden floor and first floor, and are internally connected by a convenient private elevator. The 190 sqm residence is further enhanced by a magnificent terrace of approximately 50 sqm. Ideal for outdoor relaxation and for fully enjoying the panoramic view. **Both residences open onto an extraordinary setting embracing the Gulf of Tigullio. One of the most fascinating and sought-after views on the Ligurian Riviera, reaching all the way to the iconic promontory of Portofino. An exclusive outlook** that accompanies every moment of the day. Scenery of rare beauty, amid the quiet of the surrounding nature and the unmistakable light of the Ligurian coast. Villa's finishes, meticulously curated down to the smallest detail and crafted with top-quality materials, further enhance the exclusive character of the residences. Current stage of construction still allows for the customization of materials, flooring, and architectural details. Giving each owner the opportunity to create a unique home perfectly suited to their own taste and lifestyle. The 190 sqm residence is enhanced by a private garden of 110 sqm and 2 spacious garages, both connected to the property via a pedestrian and vehicle access for exclusive use. **Asking price € 3.200.000,00.** Energy class not available. The 180 sqm residence, on the other hand, **features a private garden of 75 sqm** and one garage, also served by exclusive access. **Asking price € 2.500.000,00.** Energy class not available.

Santa Margherita Ligure is one of the most refined gems of the Gulf of Tigullio, nestled between the deep blue of the Ligurian Sea and the Mediterranean greenery that wraps around the Portofino promontory. A destination steeped in tradition and international allure, it is famous for its elegant palm-lined seafront promenade, its marina, its historic pastel-colored villas, and the exclusive atmosphere that has always made it one of the most coveted destinations on the Riviera di Levante.

Its privileged location allows for quick access to Portofino, Rapallo, and the Cinque Terre.

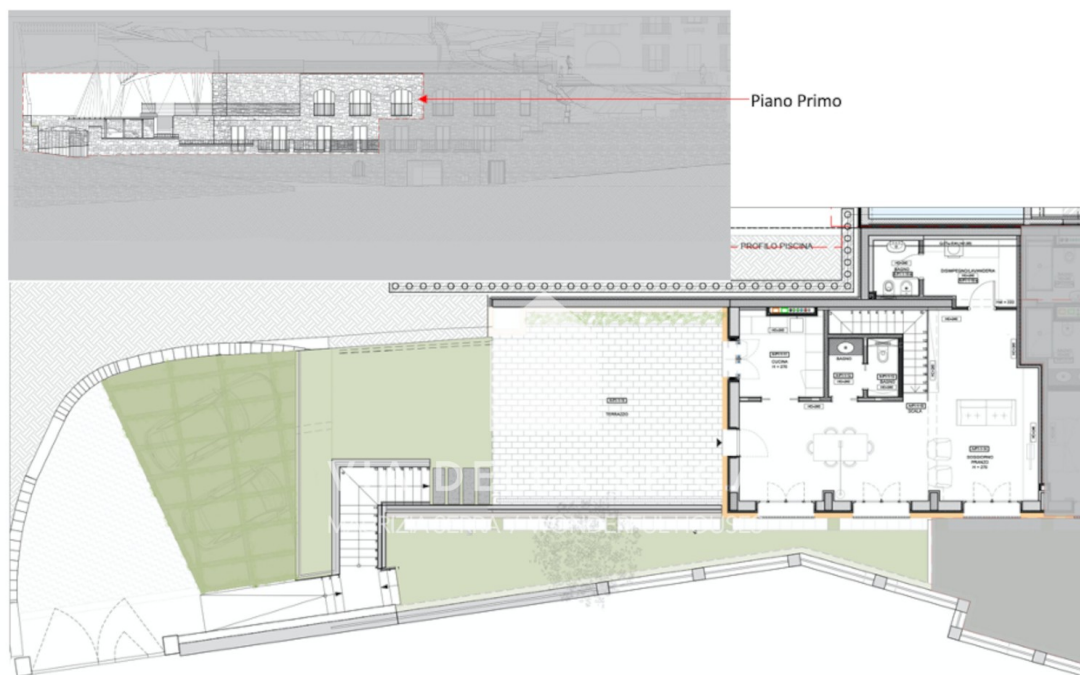
Setting of rare beauty, where the vibrancy of a renowned seaside resort blends harmoniously with the calm and prestige of a truly unique place, offering an authentic experience of elegance, wellbeing, and the sweet Ligurian dolce vita.



Frame the QR CODE to view the property on our website



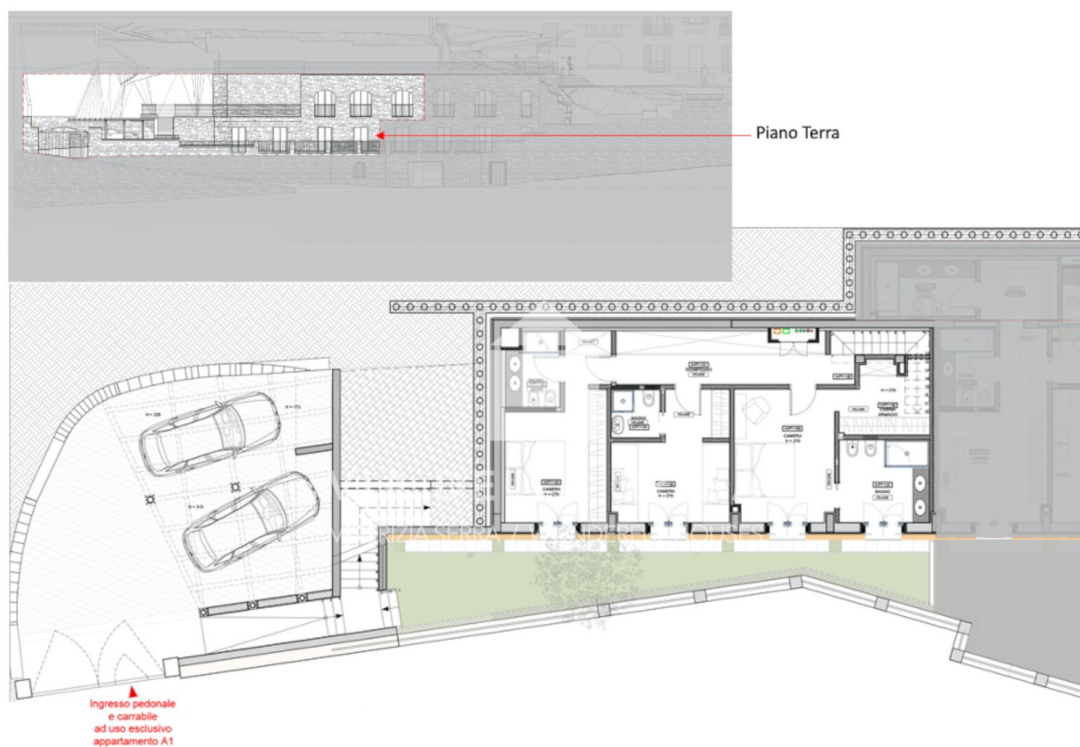
PLANIMETRY 1:



Edificio A - PIANTA PIANO PRIMO
Appartamento A1



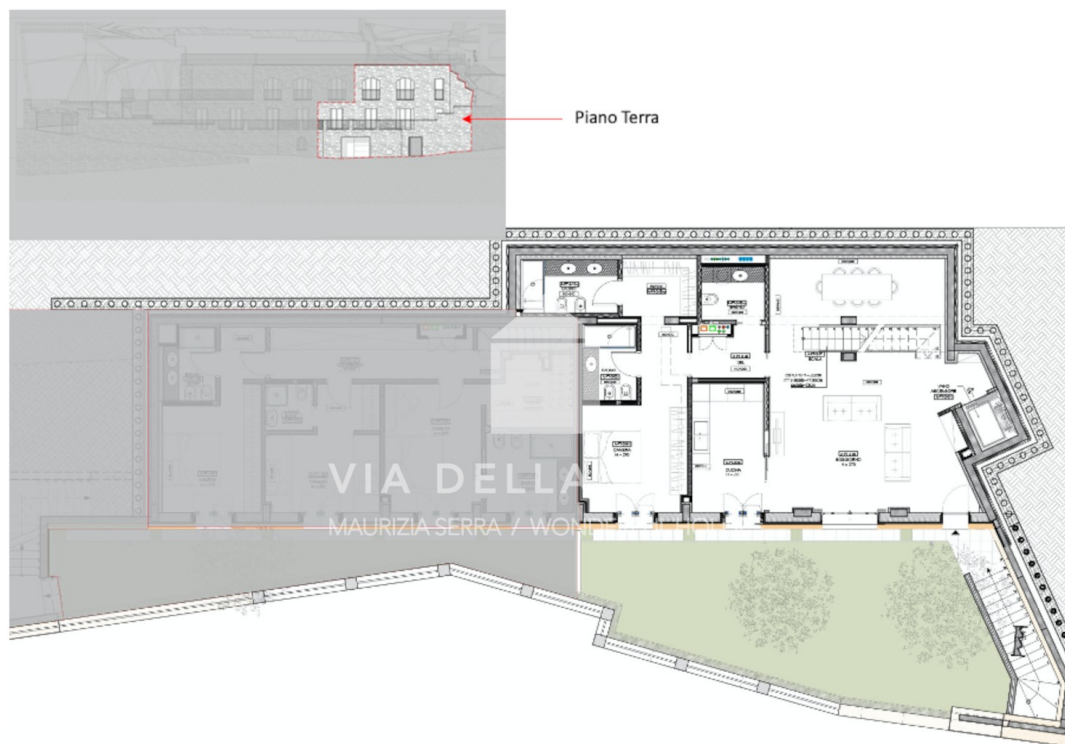
PLANIMETRY 2:



Edificio A - PIANTA PIANO TERRA
Appartamento A1



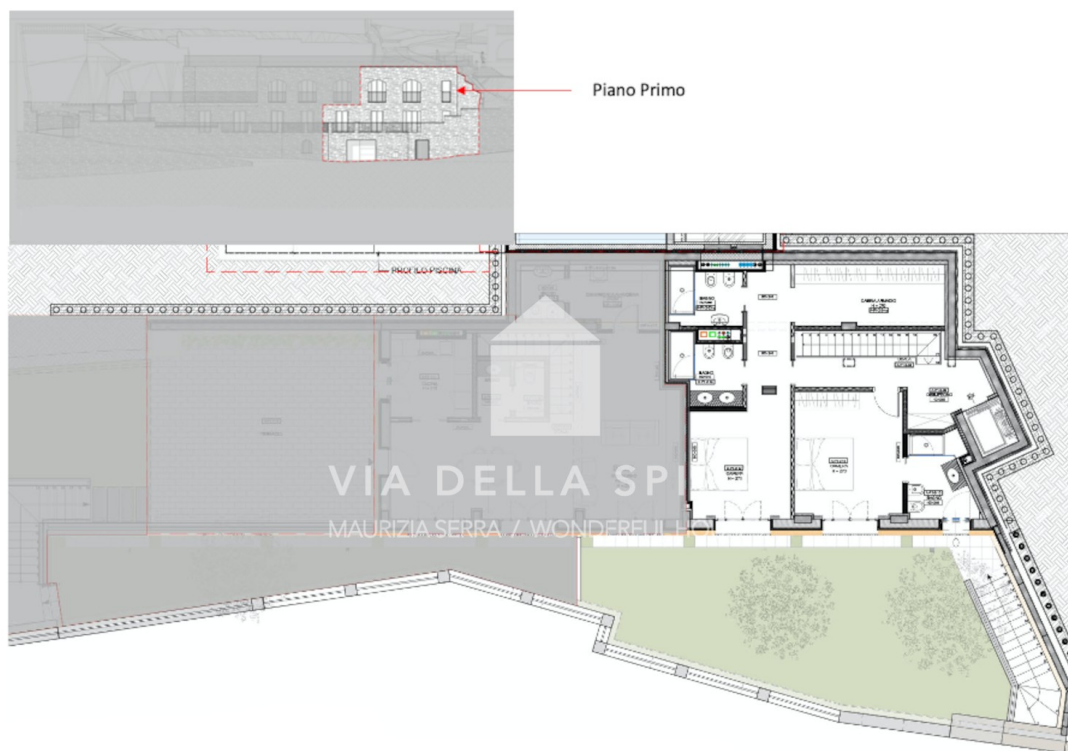
PLANIMETRY 3:



Edificio A - PIANTA PIANO TERRA
Appartamento A2



PLANIMETRY 4:



Edificio A - PIANTA PIANO PRIMO
Appartamento A2