

## Villa for sale in Sanremo

### € 2.700.000

### Ref. 2V20



**254 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 10**

San Remo, modern Villa in phase of construction with swimming pool and sea view.

Located in a nice residential area of San Remo, only 650 mt from all amenities and the crystal-clear waters of the Ligurian Sea - San Remo has once again earned the "Blue Flag" certification, which certifies the services and environmental friendliness of coastal resorts, as well as the cleanliness of the water - this modern villa for sale in San Remo offers an exceptional opportunity to live in one of the Italian Riviera's highly sought-after locations.

This modern villa under construction in San Remo is designed across two levels, combining functionality and elegance:

- Ground floor: a spacious living room, a modern kitchen, a dining area with soaring ceilings, a guest bathroom, and a double bedroom with an en-suite bathroom.
- First Floor: a versatile reception room or office, a master bedroom with an en-suite bathroom, walk-in wardrobe, and private terrace, plus an additional double bedroom with its own en-suite bathroom and terrace, offering comfort and privacy.

The villa boasts an impressive 109 m2 roof terrace, providing a stunning panoramic view of the Sanremo coastline. An ideal space for relaxation or remote work while enjoying the enchanting Mediterranean atmosphere.

A swimming pool (11,5 x 4,5 mt), a garage for 3 cars and a lovely garden are included in the project.

This luxury villa for sale in San Remo is designed with energy efficiency at its core, incorporating state-of-the-art appliances, advanced heating and cooling systems, and high-grade insulation to minimize energy consumption. These modern features not only foster a sustainable and healthy lifestyle but also contribute to increasing the property's long-term value in the real estate market.

Final price is indicative only and it is subjected to contract according to customization options.

## Certification

**Energy Class:** A3

## Features

Floor: Multi-Storey	Heating: Independent
Parking: Uncovered	Balconies: Present, 30 sq.m.
Terrace: Present, 109 sq.m.	Garden: Private, 1.270 sq.m.
Garage: Triple	Closet
Cellar	Air-Conditioned
Sea View	Distance from the sea : 650 mt
Swimming pool	

## Nearby

Gyms	Tennis Courts
Bike Lanes	Playgrounds
Public Transport	Bar / Restaurant
Post Office / Bank	

