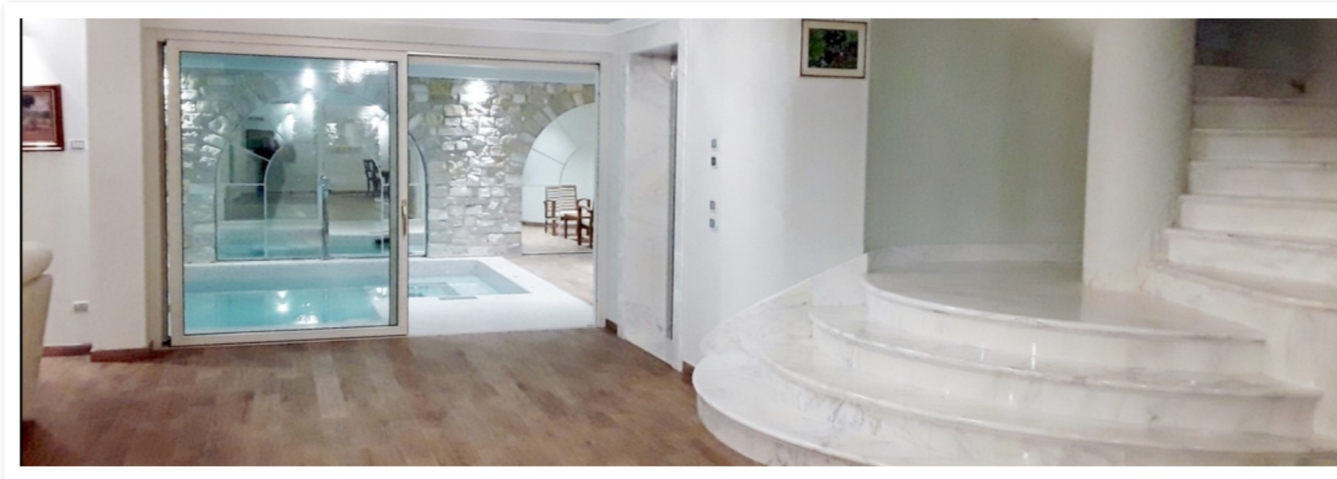


YES LUXURY HOMES[®]
IMMOBILIARE

Italy, Tuscany, Forte dei Marmi: the Real Estate Yes Luxury Homes srl, offers the sale of a prestigious Villa



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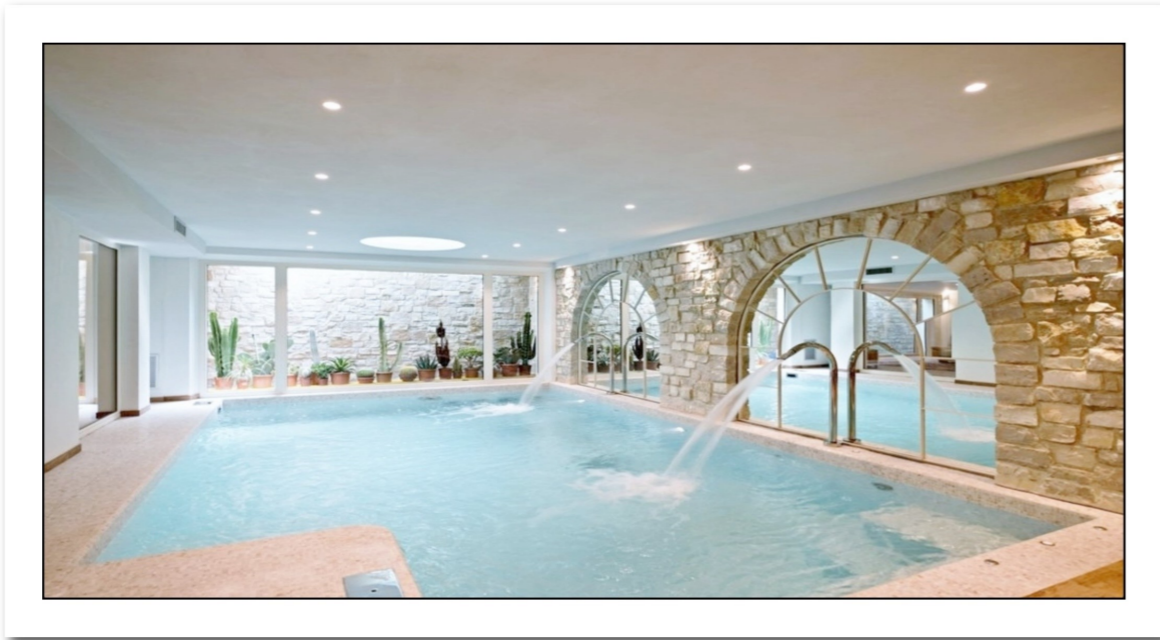
*Forte dei Marmi. Inserted in the beautiful setting of Forte dei Marmi, just 500 meters from the SEA, a stone's throw from the historic center where there are prestigious boutiques and fine restaurants and a few kilometers from the Apuan Alps, we offer for sale a detached villa, which is accessed via a stone path on the ground, as well as a driveway with automatic gate. This villa has a simple rectangular shape typical of local architecture and rises two floors above ground, more basement and attic for a **total of 966 square meters**. The basement is organized into two distinct areas. The first is dedicated to hydrotherapy with Turkish bath, sauna, wellness area, swimming pool, home theater area, bar and lounge. In the other there are all the services, such as laundry-ironing room, heating plant, cellar, utility room and garage. Around the basement there is a ditch lit by walkable skylights and iron grills allow both room lighting and continuous ventilation. An automatic lifting platform allows the car access to the garage in the basement. A spectacular circular staircase and lift provide access to the upper floors.*

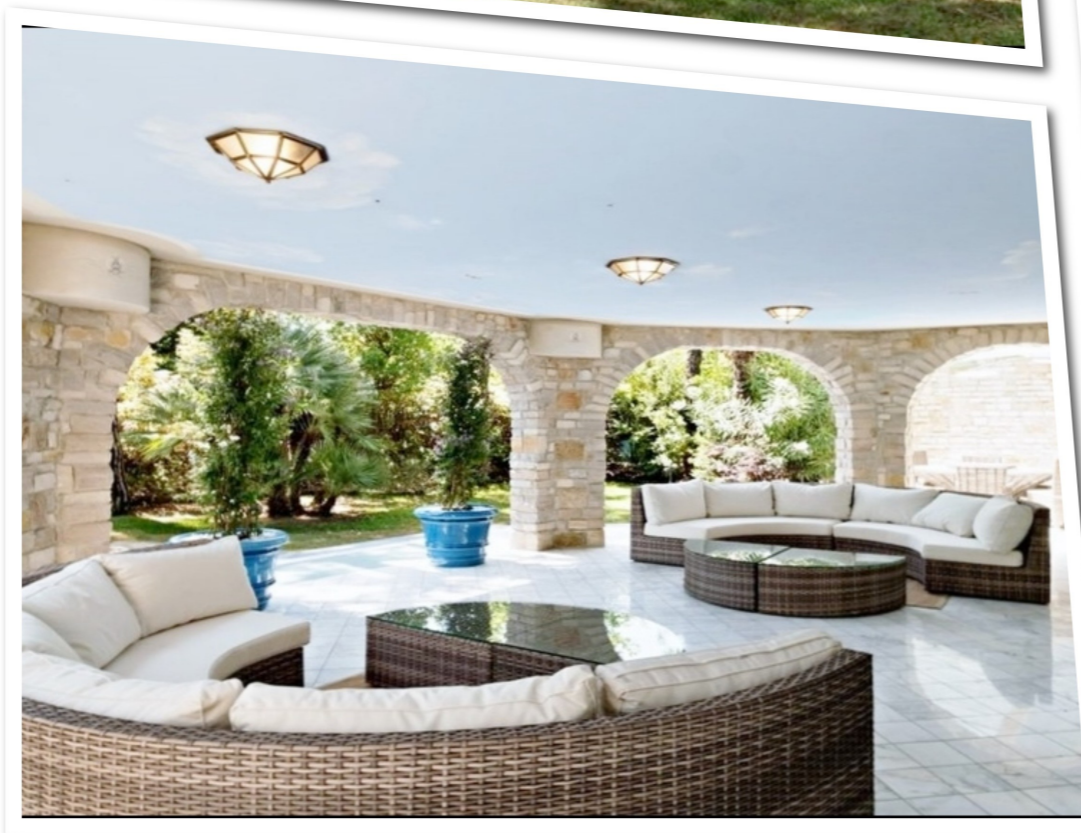


An external staircase leads directly from the 545 sq.m garden to the basement. The ground floor is characterized by the central open staircase, around which the living room and the dining room rotate; the latter is connected to the kitchen and to a 65 sq.m portico on the iron and glass garden which serves as an outdoor dining area. At the back of the staircase, through a corridor semicircular, there is access to a bathroom, the pantry and the adjacent kitchen. Outside, the living room extends into the 65 sq.m portico in stone with arched openings that filters the interior spaces from the garden. The first floor has four large rooms with terrace, equipped with luxurious bathrooms with Jacuzzi tubs or comfortable large showers and walk-in closets. From the master bedroom, located on the front of the villa, there is access to a large terrace with outdoor Jacuzzi. The attic floor is accessible by a convenient staircase, this floor has a maximum height of 2.65 ml. The total dimensions of the terraces are around 82 square meters.



Prospectuses: the main façade is characterized by a large arched polygonal limestone arched portico, which also covers the walls under the adjacent iron and glass portico; the rest of the facades are plastered. The stone portico, with large arched openings, serves as an open-air living room on the ground floor and as a terrace on the first floor, characterized by railings that host aromatic and floral essences and a Jacuzzi whirlpool bath. The sea side façade has no openings but its peculiarity lies in conforming like a scenic arched fifth, clad in stone grillage, which allows the placement of sculptures and ornamental climbing plants; on the first floor a cantilevered iron pergola houses the creepers and interrupts the nakedness of the façade. The mountain side elevation has two large windows that open on the ground floor, a terrace on the first floor and two ovals typical of the compositional vocabulary of the old Forte dei Marmi that illuminate the attic.





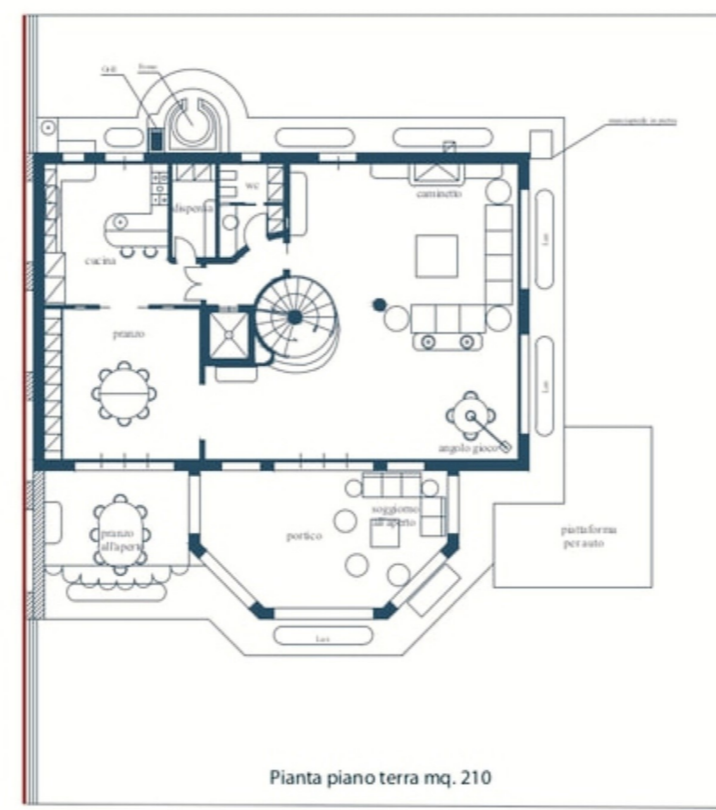


The elevation on the Massa side is characterized by two symmetrical terraces and the ovals of the attic. Also this building with its pavilion roof is characterized by the stone cantonal, by the frames under the stone eaves and by the eaves to the “fortemarmina” in rafters and wooden plank. Rich frames in carved stone finish the exterior doors and windows. The finishing touches are of the highest level; the floors of the ground floor, basement and bathrooms are of the highest quality marble, polished on site with drawings, decorations, frames specially designed for each room; those in the sleeping area are in parquet. The pool floor and wall are made of Bisazza glass or marble mosaic tiles, all specially designed with rich decorations to enhance the spectacular effect of the pool. EPA dated 20/02/2015 Energy class: “A +” - 18.41 KWh / sqm year Epe, invol: 15.98 KWh / sqm year - Epi, invol: 19.39 KWh / sqm year

Price: 5.000.000 €



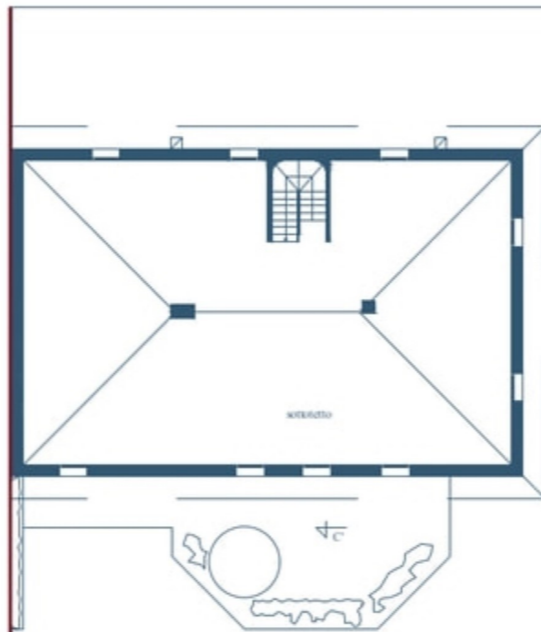
Pianta piano seminterrato mq. 270



Pianta piano terra mq. 210



Pianta piano primo mq. 210



Pianta piano sottotetto