

## Villa for Sale to Andora : Pinamare



**1.050 sqm | : 7 | : 9 | : 20**

### NEWLY BUILT LUXURY VILLA

This exclusive property, situated in a prime location, offers breathtaking views of the bay. Easy pedestrian access via a rack railway connects the Via Aurelia directly to the property.

The bioclimatic greenhouse, located at the junction of the two units, is a true living space, with a living area that opens onto a panoramic view of the bay.

On the ground floor, the mirrored spaces consist of a large living room with bathroom, laundry room, and two bedrooms, one with a walk-in closet and en suite bathroom, offering a relaxing and comfortable experience.

On the first floor, the apartment opens onto a triple living room with an eat-in kitchen and master bathroom with a bathtub, a large study and a gym for maintaining an active lifestyle, as well as a bedroom with bay views.

On the second floor, four suites of varying sizes, each with its own bathroom and walk-in closet, offer an experience of luxury and privacy.

The property also features 4 parking spaces in the garage, outdoor parking, and a flat-roofed rooftop terrace with photovoltaic panels, ensuring a sustainable and energy-saving experience.

The property is completed by an outdoor swimming pool and a perimeter park, offering an oasis of peace and relaxation in a context of luxury and comfort.

Internally, the property is served by a double staircase and two lateral elevators.

Very high-quality specifications.

Completion time: 1 year.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Liguria**

Via Giacomo Matteotti 133 - Sanremo (IM) - Phone number 0184840161

sanremo@chiusano.com - <https://liguria.chiusano.com>

V.A.T. 03113370013

## Certifications

:

## Property details

---> Codice <---: A 13577

---> Motivazione <---: Sale

---> Tipologia <---: Villa

Region: Liguria

---> Provincia <---: Savona

---> Comune <---: Andora

---> frazione <---: Pinamare

---> Prezzo\_Richiesto <---: € 5.000.000

---> Totale\_mq <---: 1.050 sqm

---> camere <---: 9

---> bagni <---: 7

---> Locali <---: 20

: 2

: Yes

: 2025

: Yes

: 200 meters

## Features

Closet

Air-Conditioned

Parquet

Telephone System

Wiring

Sanitary Suspended

Jacuzzi

Shower

Wooden Window Frames

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

Sea View



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Liguria**

Via Giacomo Matteotti 133 - Sanremo (IM) - Phone number 0184840161

sanremo@chiusano.com - <https://liguria.chiusano.com>

V.A.T. 03113370013



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Liguria**

Via Giacomo Matteotti 133 - Sanremo (IM) - Phone number 0184840161

sanremo@chiusano.com - <https://liguria.chiusano.com>

V.A.T. 03113370013



PLANIMETRIA GENERALE SCALA 1:200



PIANTA PIANO SEMINTERRATO - SCALA 1:100



Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

**Chiusano & C. Liguria**

Via Giacomo Matteotti 133 - Sanremo (IM) - Phone number 0184840161

sanremo@chiusano.com - <https://liguria.chiusano.com>

V.A.T. 03113370013



V.A.T. 03113370013