

Ref. 2403 – **SEA VIEW MASTERPIECE**
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## CONTEMPORARY SEA VIEW VILLA WITH POOL FOR SALE IN PESARO, MARCHE

**Pesaro – Pesaro – Marche**

**VIEW ON OUR WEBSITE**



**Interiors**  
433 sqm

**Bedrooms**  
5 (up to 6)

**Bathrooms**  
4

**Garden**  
2,438 sqm

**Swimming pool**  
12 x 5.5 m

**Parking**  
306 sqm

The magic of this property is all about the huge views over the Adriatic Sea. This stunning contemporary villa for sale sits nestled into the hills with its infinity pool and private garden yet it is only a few kilometers from Pesaro. The property (433 sqm, 5 beds) has been totally reconfigured to create a modern family home with great spaces for entertaining both inside and out. The design focus of the gardens is the turquoise tiled 12 x 5.5 m pool set into its own grassed sun terrace from where you can take in the vast sea views.

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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2403 – SEA VIEW MASTERPIECE

**TYPE:** contemporary villa

**CONDITIONS:** new construction, luxury finishes

**LOCATION:** hilly, panoramic, sea view

**ACCESS:** excellent, paved road

**INTERIORS:** 433 square meters (4,659 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 5 (up to 6)

**BATHROOMS:** 4

**ANNEXES:** no

**MAIN FEATURES:** modern building, panoramic terraces, balconies, ample windows, outdoor patio, fireplace, terraced garden, heated swimming pool, parking area, centralized vacuum system, domotics, *Miele* appliances, *Agape* bathrooms, triple glazing, irrigation system, automated gate

**GARDEN:** 2,438 square meters (0.6 acres)

**PARKING LOT:** 306 square meters (3,292 square feet)

**SWIMMING POOL:** 12 x 5.5 m

**ELECTRICITY:** already connected + photovoltaic system (9.66 kW)

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**INTERNET:** yes, optic fiber

**GAS:** natural gas (energy class A2)

**HEATING SYSTEM:** under the floor (hot / cold) + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (2km; 4'), Pesaro (7km; 10'), Fano (10km; 20'), Gradara (22km; 30'), Tavullia (23km; 30'), Marotta (26km; 30'), Cattolica (29km; 35'), Senigallia (37km; 40'), Urbino (39km; 50'), Rimini (48km; 50'), Corinaldo (53km; 55'), San Marino (59km; 1h 5'), Cesenatico (70km; 1h), Jesi (71km; 1h), Ancona (81km; 1h), Ravenna (105km; 1h 25')

## CLOSEST AIRPORTS

Rimini F. Fellini (40km; 45'), Ancona R. Sanzio (56km; 45'), Bologna G. Marconi (161km; 1h 55'), Perugia San Francesco (163km; 2h), Firenze A. Vespucci (255km; 3h), Venezia M. Polo (309km; 3h 20'), Roma Fiumicino (328km; 4h), Roma Ciampino (366km; 3h 55')

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## SEA VIEW MASTERPIECE

The magic of this property is all about the huge views over the **Adriatic Sea**. This stunning **contemporary villa** for sale sits nestled into the hills with its infinity pool and private garden yet it is only a few kilometers from **Pesaro** (*Capitale della Cultura 2024*). The property (433 sqm, 5 beds) has been totally reconfigured to create a modern family home with great spaces for entertaining both inside and out. The design focus of the gardens is the turquoise tiled **12 x 5.5 m pool** set into its own grassed sun terrace from where you can take in the vast sea views.



The villa is situated within a small residential enclave with good connections to amenities and 10 minutes by car to the center of Pesaro. Picturesque towns along the **Romagna Riviera** and quaint villages in the Marche hills (Gradara, Fano, Marotta, Cattolica, Rimini, Senigallia, Cesenatico, Ancona...) are all within an hour's drive.

## DESCRIPTION OF THE BUILDING

The 433 sqm property is configured as a single dwelling (5 beds and 4 baths) set over three floors, each floor having its own outside spaces - the living space on the ground floor flows out on to the patio and garden, the bedrooms on the first floor benefit from a wraparound terrace and sheltered portico, whilst the top floor has two panoramic east and west facing terraces. This floor offers multiple solutions and versatility as could be used as a self-contained unit either for guests or staff or even as a master suite of impressive size.



The ground floor is the main living space characterized by floor to ceiling windows which take in the views. This open space incorporates a central fireplace, subtly dividing the relaxed living space from kitchen and dining, with a separate room used as a pantry and laundry. In the summer months one glazed wall seamlessly opens to the patio, complete with another fireplace and two pergolas, so the living space doubles in size. With the fire pit lit, atmospheric lighting and moonshine on the ocean it becomes a magical place to relax or to entertain in the evening.

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On the first floor there are four bedrooms and two bathrooms. The master bedroom has a dressing room and en-suite bathroom featuring a free-standing *Agape* bath and a walk-in shower with *Samarcanda* marble. This east facing room with a sliding floor-to-ceiling window leads out onto a secluded portico with built in seating to enjoy the views. There are a further two double bedrooms and single bedroom on this floor, all with big picture windows to walk out onto the wraparound terrace, and a generous sized bathroom with rainfall shower and separate bath.

The top floor is currently given over to a huge living room with terraces, a kitchenette, guest bedroom with built in wardrobes and bathroom. Flooded with natural light with windows on all sides the space has lots of potential for either a further bedroom/study or as an independent unit.



An important feature of the property is its energy efficiency with a rating of A2. All the windows are fitted with triple glazing to guarantee an excellent insulation of  $U_w < 1$ . The two main floors benefit from an underfloor heating and cooling system whilst the top floor has radiators and air conditioning. Photovoltaic panels, totaling 9.66 kW, are installed on the south facing roof that cover a substantial part of the building's energy requirements.

The property is fitted with a domotics installation to control heating and lighting, it has a centralized vacuum system and automated irrigation in the garden.



## EXTERIORS

A garden of approximately 2.400 sqm surrounds the entire villa creating a very private haven. The main part of the garden is seaward facing, with a combination of gentle slopes and terraces to create gardens within a garden. Borders of lavender, jasmine and Mediterranean aromatics perfume the garden in the summer months.



The infinity edge **swimming pool 12 x 5.5 m** occupies a south-east facing terrace of approx. 330 sqm. It is furnished with sun loungers and umbrellas and has an outside rainfall shower perfectly integrated into the stone walls. In addition there is an open pavilion which could be used for yoga or meditation.



You enter the property via an automated gate and avenue to the parking area (300 sqm) planted with a series of trees and hedges to filter out the parking from the property. Necessary building permits have already been granted for covered parking.



















































































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