

Ref. 3042 – **VILLA SCARLINO**

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PROJECT FOR A SEA VIEW VILLA TO BE BUILT RIGHT ABOVE SCARLINO'S HARBOR, TUSCANY

Scarlino – Grosseto – Tuscany



Interiors
188 m²

Bedrooms
3

Bathrooms
3

Garden
1,000 m²

In a truly privileged position, on the summit of the highest hill overlooking the Marina di Scarlino tourist harbor, surrounded by the unspoiled nature of the Tuscan Maremma, this extraordinary property represents a unique opportunity to create a prestigious residence with an exclusive architectural design. Protected by thousands of hectares of Mediterranean scrubland, the villa enjoys spectacular panoramic sea views stretching across the Gulf of Follonica, Elba Island and, on the clearest days, as far as Corsica.

The sale includes the property, the land, the already approved renovation project, and the complete execution of the planned works, offering a prestigious turnkey solution designed to combine elegance, comfort, and functionality.

SUMMARY OF THE PROPERTY

REFERENCE #: 3042 – VILLA SCARLINO

TYPE: project

CONDITIONS: to be built

LOCATION: panoramic, sea view

ACCESS: unpaved road

INTERIORS: 188 square meters (2,023 square feet)

TOTAL ROOMS: 8

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone walls, panoramic view, project to be realized

EXTERIOR: 1,000 square meters (0.2 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Scarlino (8km; 10'), Follonica (5km; 10'), Punta Ala (15km; 15'), Vetulonia (25km; 30'), Castiglione della Pescaia (15km; 20'), Piombino (30km; 35'), Grosseto (45km; 40'), Bolgheri (55km; 45'), Montalcino (95km; 1h 10'), Saturnia (100km; 1h 35'), San Gimignano (105km; 2h), Volterra (95km; 1h 20'), Siena (115km; 1h 30'), Firenze (170km; 2h 10')

CLOSEST AIRPORTS

Grosseto C. Baccarini (45km; 40'), Pisa G. Galilei (115km; 1h 10'), Firenze A. Vespucci (170km; 2h), Roma Fiumicino (215km; 2h 20'), Roma Ciampino (235km; 2h 50'), Bologna G. Marconi (255km; 3h)

VILLA SCARLINO

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The sale includes the property, the land, the already approved renovation project, and the complete execution of the planned works, offering a prestigious turnkey solution designed to combine elegance, comfort, and functionality.

The project reinterprets the authentic charm of a *masseria* immersed in the Tuscan Maremma through a refined and understated architectural style, characterized by clean lines, harmonious volumes, and materials that blend seamlessly with the surrounding landscape. The walls, finished with a textured rustic plaster in warm Mediterranean tones, integrate perfectly with the natural setting, while the building's soft, embracing shape opens towards the west to welcome the light of the sunset, creating a continuous dialogue between architecture and nature.

The rear of the villa, private and sheltered, features the exclusive entrance to the spacious master suite, overlooking a private east-facing courtyard. The refined terracotta mashrabiya screens, a distinctive feature of the project, filter the natural light, creating evocative plays of light and shadow and ever-changing atmospheres throughout the day.

DESCRIPTION OF THE BUILDING

The main floor features a bright living area consisting of a spacious living room with dining area, a separate kitchen, a utility room, and a guest bathroom. Completing this level is the magnificent master suite with an open walk-in wardrobe and an en-suite bathroom, conceived as an intimate and private retreat.

The upper floor is dedicated to the sleeping area for family or guests and comprises two double bedrooms, a hallway, and a bathroom, ensuring comfort, privacy, and excellent livability.

The interiors, spacious and welcoming, have been designed to provide an exceptional quality of living, enhancing natural light and maintaining a constant connection with the surrounding landscape. The villa deliberately avoids unnecessary decorative excesses, expressing instead a refined simplicity based on the balance of colors, materials, and proportions.

EXTERIOR

The outdoor spaces have also been designed to offer an exclusive living experience. The project includes the leveling and preparation of the land for the future creation of the garden, as well as the construction of an elegant solarium and a spectacular panoramic swimming pool, conceived as a private oasis where relaxation, privacy, and breathtaking views come together in perfect harmony.

All around, the fragrance of *Calamintha nepeta*, the wild calamint with delicate notes of oregano and thyme, perfumes the air and makes this corner of the Tuscan Maremma an ideal habitat for bees and Mediterranean biodiversity.

A residential project of rare beauty, capable of combining contemporary luxury with the authenticity of the surrounding landscape, where every detail has been carefully designed to offer a unique living experience, immersed in nature and overlooking one of the most breathtaking panoramas on the Tuscan coast.

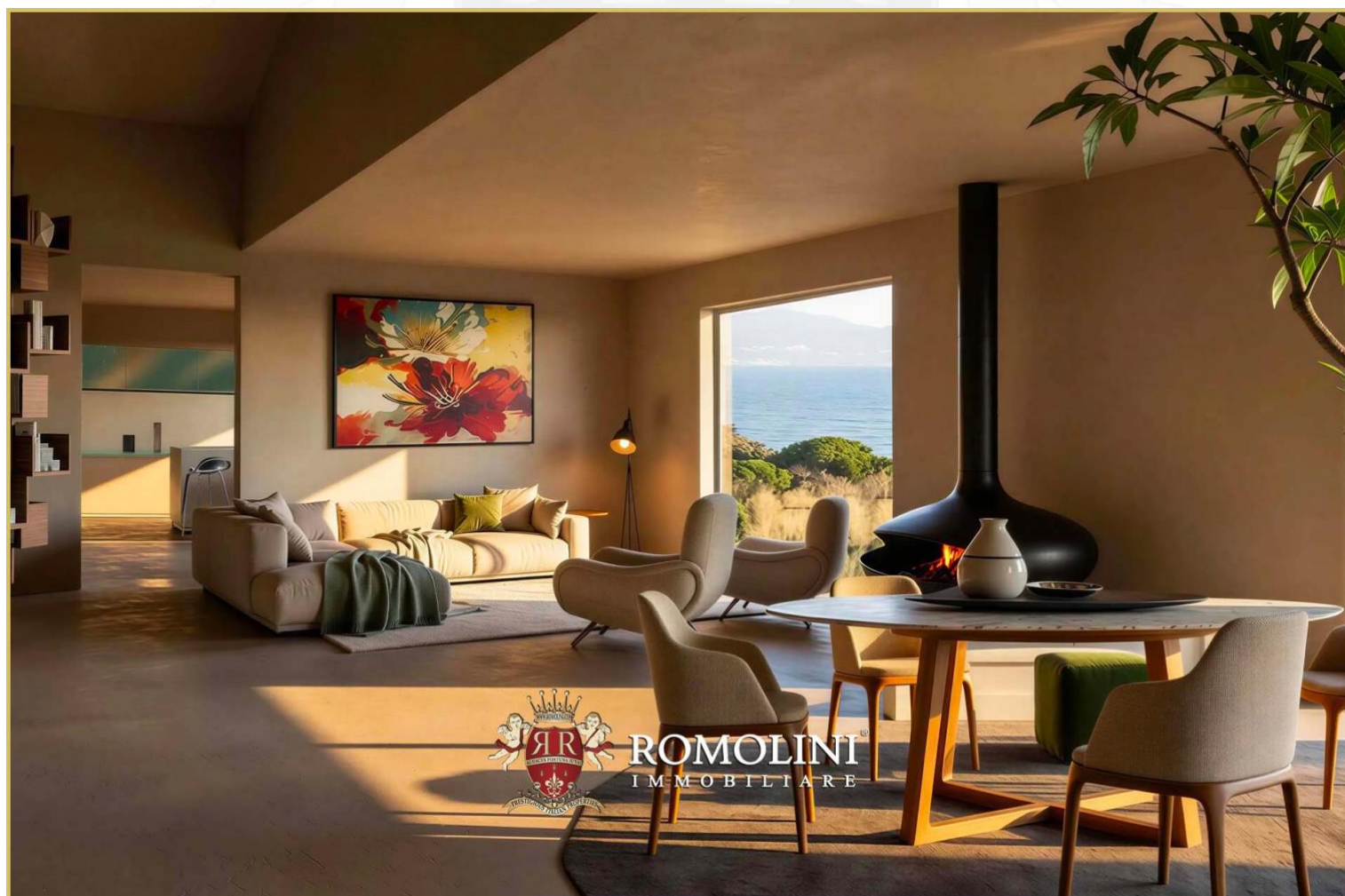
















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