

Via Gioia, 18

FORTE DEI MARMI



Single-family in Via Gioia, 18,
Forte dei Marmi

A development by
SantAndrea Group
RETAIL & REAL ESTATE DEVELOPMENT

The legacy of elegance in the heart of Forte

Some properties do not merely occupy space, but define a place. Situated at the intersection of tradition and the future, this historic residence represents one of the rare remaining pieces of real estate heritage in the heart of Forte dei Marmi. Here, the prestige of historic architecture meets the possibility of a custom transformation, making this property a master canvas for those seeking not just a home, but a signature mark in the history of Versilia.

Historic villa

An impressive footprint across three levels, preserving the charm of historic Versilian residences.

With a plot of 1,134 sqm, the property offers the rare freedom to redesign the outdoor spaces, integrating a private swimming pool that transforms the garden into an oasis of privacy, just a few steps from the vitality of the center and the sea.

The annex

This is a two-story building, currently consisting of two commercial spaces on the ground floor totaling 80 sqm and an apartment on the first floor of 80 sqm.





The historic villa

- * *Ground floor:* 148 sqm, of which 60 sqm with height 2.80 m and 88 sqm with height 2.20 m
- * *First floor:* 148 sqm
- * *Attic floor:* 58 sqm habitable + 65 sqm non-habitable.
- * *Accessory building:* 25.50 sqm





The annex

- * Ground floor: 80 sqm, commercial use
- * First floor: 80 sqm, residential use







A strategic location



Situated in Via Gioia, corner of Via Carducci, in one of the most sought-after and private areas, the villa enjoys an unparalleled strategic location:

- * *Just 200 meters from the beach: to enjoy the sea and the most renowned beach clubs in a short walk.*
- * *300 meters from the pedestrian area: the vibrant heart of high-fashion shopping and social life in Piazza Marconi is literally around the corner.*



“Slow Living” Lifestyle

The privileged location allows you to forget about the car: boutiques, Michelin-starred restaurants, and historic cafes are all reachable with a short and pleasant walk, ensuring logistical convenience that is synonymous with true prestige.

An oasis of relaxation

A magnificent independent residence featuring spacious outdoor living areas, a crystal-clear pool with a light stone sunbathing area, livable pergolas, and a gazebo dedicated to relaxation.

Fine finishes and a skillfully landscaped garden make this property the perfect synthesis of rustic-chic charm and ultimate contemporary comfort.





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