

FORTE DEI MARMI

A development by
SantAndrea Group
RETAIL & REAL ESTATE DEVELOPMENT

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A privilege in the heart of Forte dei Marmi

Live where the sophistication of Versilia meets total tranquility. Situated at Forte dei Marmi's most prestigious address, this first-floor residence offers the rare and exclusive luxury of living directly within the pedestrian precinct: step out of your home and immerse yourself in the iconic atmosphere of high-fashion boutiques, historic cafés, and seaside promenades, completely free from the hassle of city traffic.

Ground floor

Private entrance: discreet and welcoming foyer featuring an exclusive private staircase leading to the upper level.

Service area: convenient separate laundry room.

First floor

Living area: magnificent living room with an open kitchenette area, framed by a scenic balcony directly overlooking Via Carducci—perfect for taking in the vibrant energy of the town center.

En-suite master bedroom: double bedroom served by its own private bathroom.

Second bedroom: spacious double bedroom.

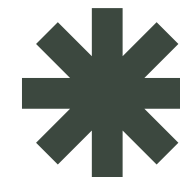
Guest bathroom: additional full bathroom serving both the living area and guests.

Attic floor

Versatile spaces: 3 spacious multi-purpose storage rooms.

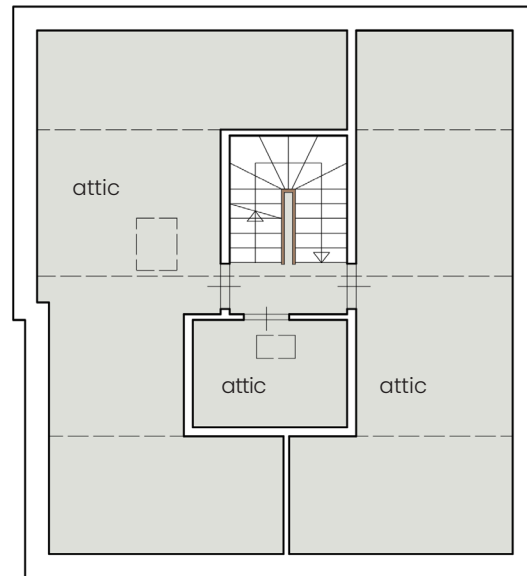
Exclusive feature

Private courtyard for bicycles: a dedicated private outdoor space reserved for bike storage—the true passport to experiencing the authentic “dolce vita” of Forte dei Marmi in total freedom.

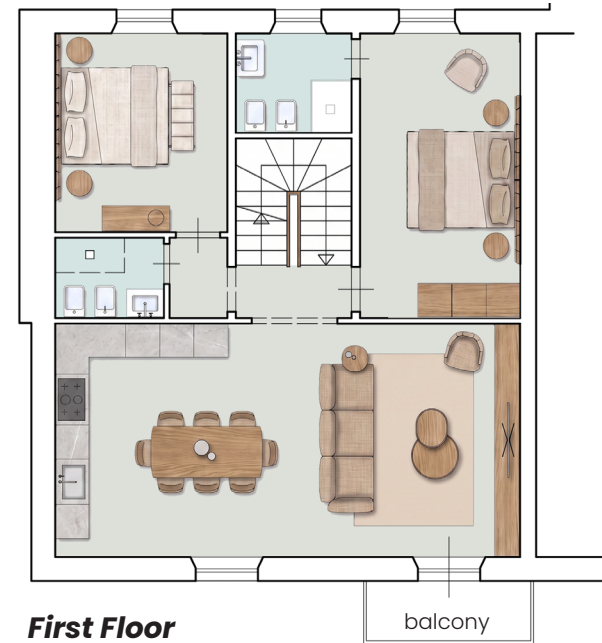




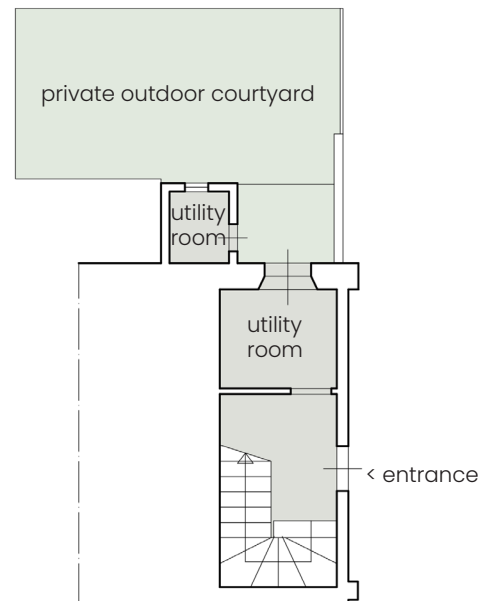




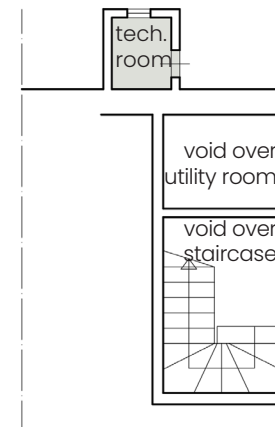
Attic



First Floor



Ground Floor



Raised Ground Floor



In the pedestrian precinct



Located at Via Carducci, 59, in one of the most desirable and exclusive areas, the property enjoys an unmatched strategic position:

- * *Just 250 meters from the beach: enjoy the sea and the town's most renowned beach clubs in just a few minutes' walk.*
- * *Set in the pedestrian zone: the vibrant epicenter of luxury shopping and social life around Piazza Marconi is literally right around the corner.*



"Slow Living" Lifestyle

In the pedestrian precinct "Slow living" lifestyle The privileged location allows you to leave your car behind: luxury boutiques, Michelin-starred restaurants, and historic cafés are all reachable within a short, pleasant walk or bicycle ride, ensuring a level of convenience that is the true hallmark of prestige.

Via Carducci, 59

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