



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



**Villa Sale in Pisa (PI) Via delle viole 1**

## Exclusive villa in Tirrenia, by the sea

Alba Luxury is thrilled to offer exclusively this extraordinary independent villa in Tirrenia, an architectural gem that combines unparalleled elegance and breathtaking views of the Tyrrhenian Sea.

### Key Features:

**Elegant Design:** The villa on four sides boasts refined design and unparalleled attention to detail.

**Luxurious Interiors:** Radiators in gold leaf, Teak parquet floors, and a window crafted by Robert Glass create unique interiors.

**Captivating Sleeping Area:** Three air-conditioned double bedrooms, including the master with a private terrace, ensure comfort and intimacy.

**Space for Entertainment:** The basement offers an open space with a billiard table and games, perfect for entertaining guests.

**Dreamy Outdoors:** 6x12m infinity pool with whirlpool, English lawn, barbecue, pizza oven, and garage complete the picture.

**Works Carried Out (2017):**

Complete renovation with high-quality materials.

New roof, floors, electrical system, and heating.

Facades coated with special Capparol paint.

Heated infinity pool and nighttime lighting.

**Prime Location:**

Situated in picturesque Tirrenia, this property offers a luxurious lifestyle just steps away from the sea. Restaurants, services, and activities make the area lively and welcoming.

### Additional Services:

Full alarm system on three floors and a surveillance system with 10 cameras.

Automatic generator for continuous power.

Ethernet and satellite wiring in all rooms.

**Distances from Tirrenia to Airports:**

Pisa International Airport: approximately 15 km.

Florence-Peretola Airport: approximately 90 km.

This is a unique opportunity for those seeking perfection in luxury living by the sea. Contact us today for an exclusive tour and discover the timeless charm of this exceptional villa!



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## INFORMATION

|                 |              |
|-----------------|--------------|
| Ref.            | Toscana 112  |
| Type            | Sale         |
| Category        | Villa        |
| Price           | 1,750,000.00 |
| Annual Expense  |              |
| Year            |              |
| Energetic Class | B 111.21     |

## NUMBER

|                      |   |
|----------------------|---|
| Rooms                | 6 |
| Bedrooms             | 3 |
| Bathrooms            | 4 |
| Balconies + Terraces |   |
| Floor                |   |
| Car Space            |   |
| Box                  |   |

## SQUARE METERS

|                      |     |
|----------------------|-----|
| Commercial           | 370 |
| Garden               | 600 |
| Cellar               |     |
| Balconies + Terraces |     |
| Attic                |     |
| Tavern               |     |
| Box                  |     |

## FEATURES

|                        |                    |                    |                       |                 |             |
|------------------------|--------------------|--------------------|-----------------------|-----------------|-------------|
| Property Conditions    | Perfect Conditions | Rank               | Elegant               | Position        | See         |
| View                   | Garden View        | Orientation        | North West South East | Free Sides      | 4           |
| Garden                 | Private            | Furniture          | Possibility           | Type living     | Living room |
| Kitchen                | Eat-In Kitchen     | Heating            | Independent           | Heating Type    | Boiler      |
| Type of heating system | Radiator heating   | Energy source      | Gas                   | Hot Water       | Independent |
| Cooling                | Split              | Fixtures           | Wood triple glazed    | Doors           | Excellent   |
| Blind                  | Wood Blinds        | Floors Living Room | Parquet               | Floors Bedrooms | Parquet     |
| Floors Kitchen         | Parquet            | Floors Bathroom    | Ceramic               |                 |             |

## ACCESSORIES

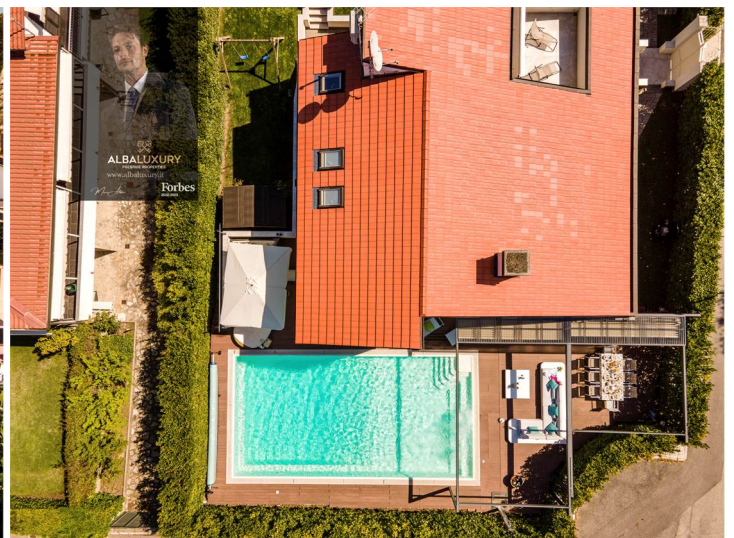
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|----------------|------------------|--------------|----------------|----------------|
| Antitheft      | Air conditioning | Fireplace    | Chimney flue   | Double glazing |
| Swimming pool  | Data network     | Storage room | Outdoor tables | Jacuzzi tub    |
| Video intercom |                  |              |                |                |





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## IMAGES







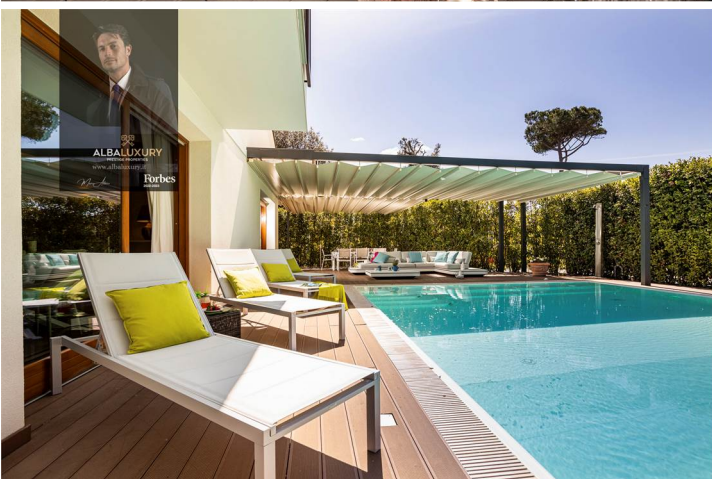
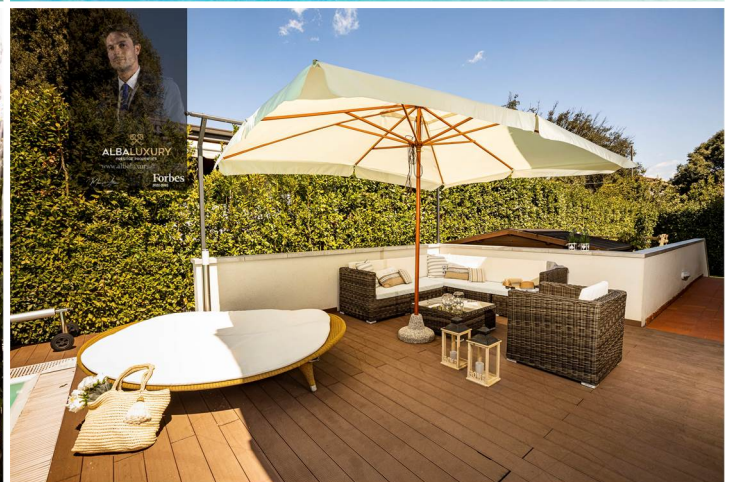
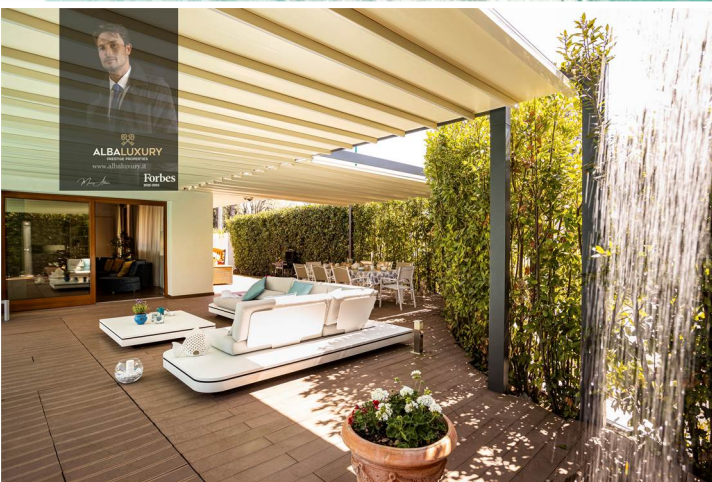
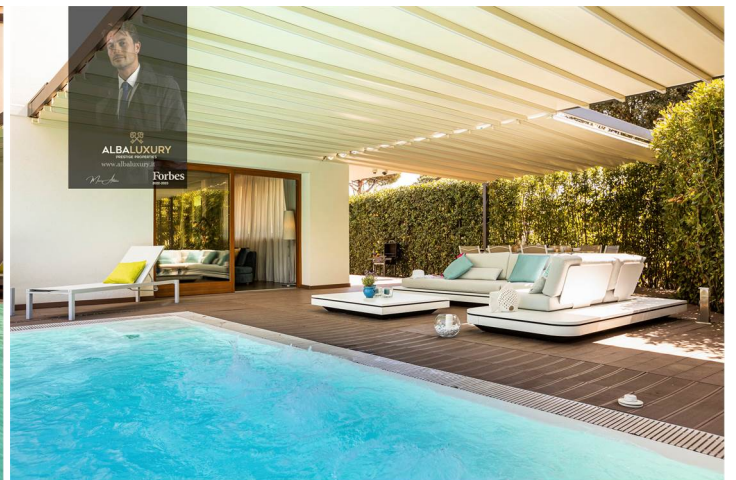
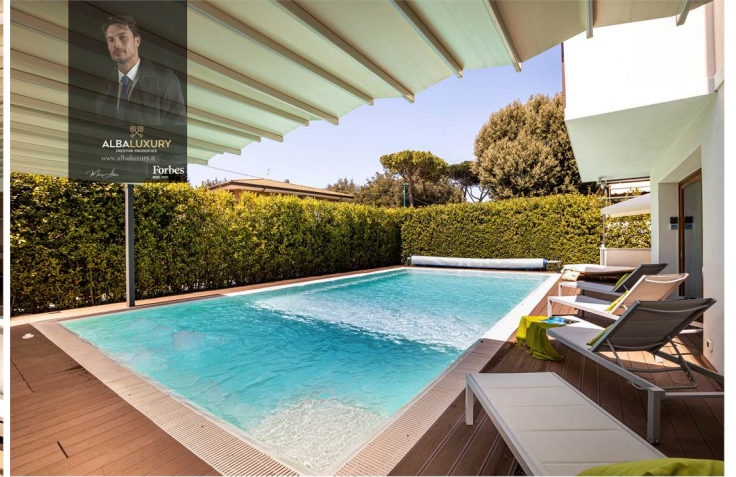
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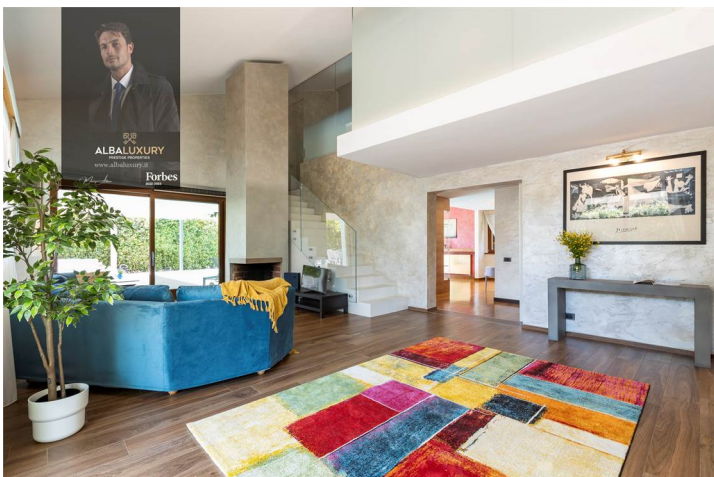
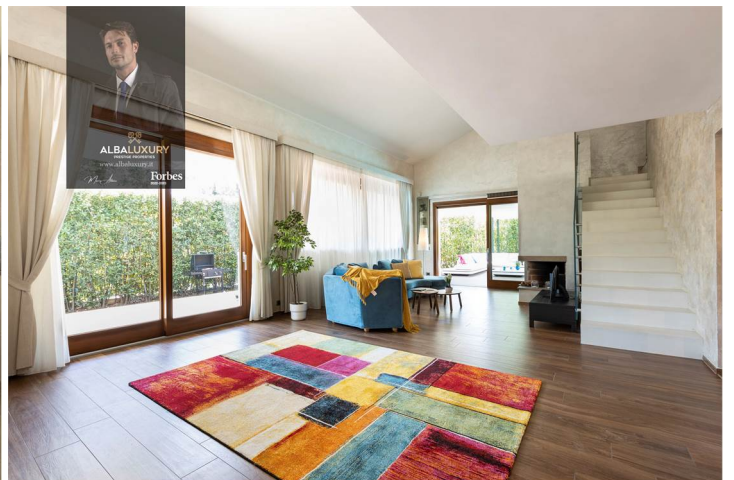
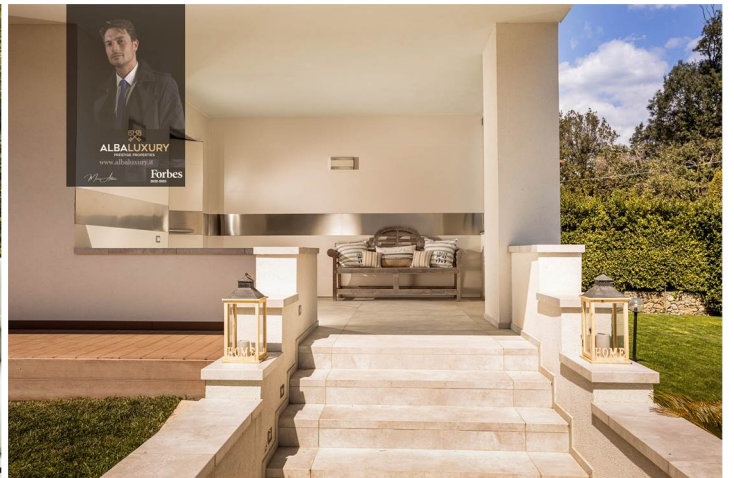
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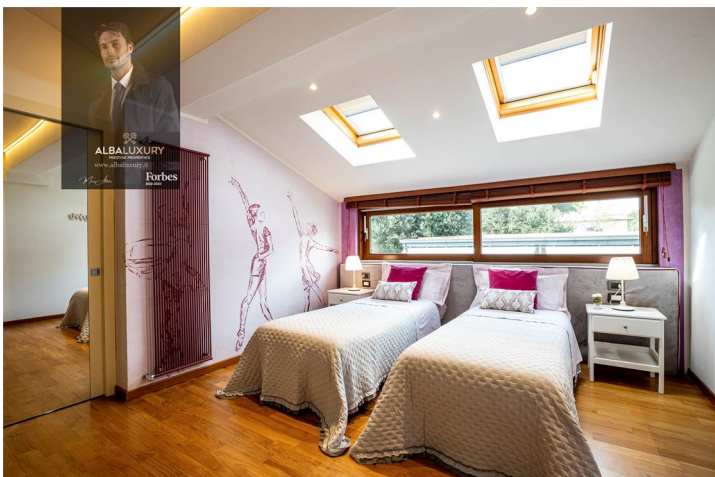
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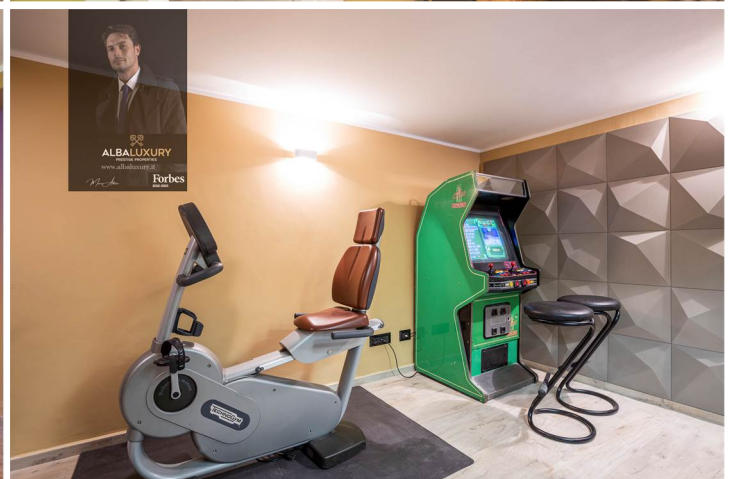
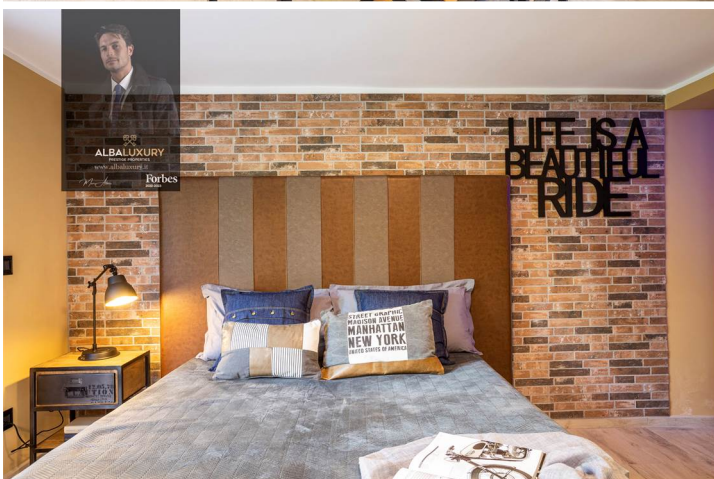
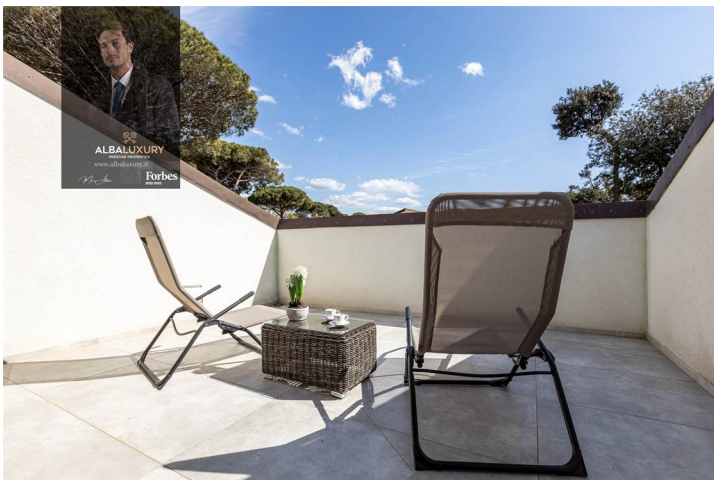
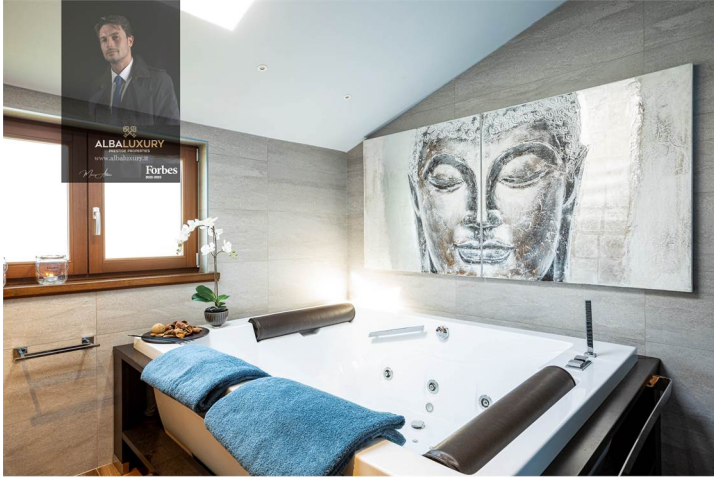
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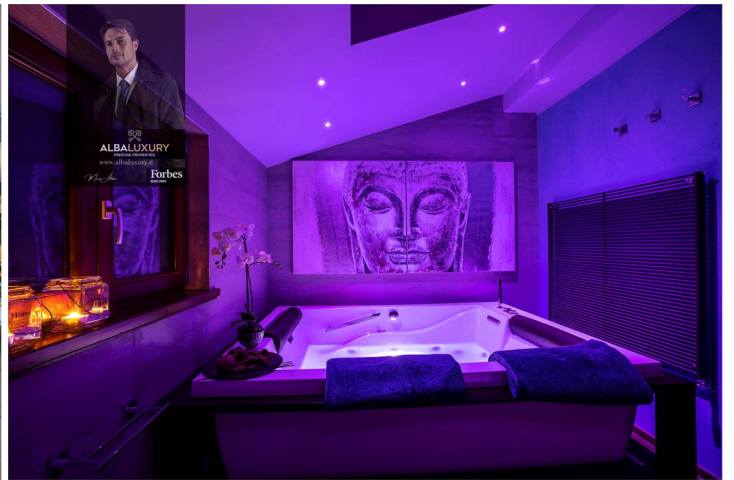
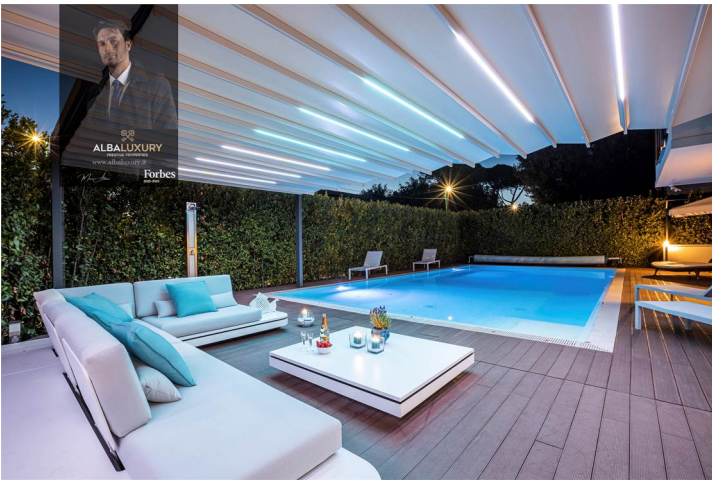
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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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