



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 Portoferraio (LI) via Norsi 1

Estate with 2 Villas and Sea View over Golfo Stell

Located in a panoramic and tranquil position, surrounded by lush greenery, this villa offers an exclusive living experience on the enchanting island of Elba. With a property of 50,000 square meters, above the renowned Golf Club Acquabona and just 3.5 km from the sea, this residence is an oasis of peace and beauty.

The villa features three double bedrooms, each with a private bathroom, ensuring comfort and privacy for guests. The modern kitchen is fully equipped with an induction hob, dishwasher, microwave oven, and Nespresso machine, perfect for preparing delicious gourmet treats.

Enjoy the breathtaking sea view from the veranda and the porch while dining al fresco at the outdoor dining table. For lovers of traditional cuisine, there is a pizza oven and a barbecue for enjoyable culinary evenings under the stars.

The luxurious garden is enriched with a swimming pool with Jacuzzi, a solarium with comfortable sun loungers, and lush Mediterranean vegetation. A laundry room and private parking complete the comforts of this splendid property.

Additionally, surrounding the villa is a vast 5-hectare plot of land, where another identical villa is situated, offering a unique opportunity for those wishing to purchase two contiguous residences or invest in real estate.

This villa is ideal for those who want to experience sea, trekking, and mountain biking on the island of Elba, immersing themselves completely in the natural beauty and relaxed atmosphere of Porto Azzurro.

Contact us today to book a viewing and learn more about this extraordinary real estate opportunity.

INFORMATION

Ref.	Isola d'Elba 056
Type	Sale
Category	Villa
Price	2,750,000.00
Annual Expense	
Year	2023
Energetic Class	A 98.32

NUMBER

Rooms	5
Bedrooms	6
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	280
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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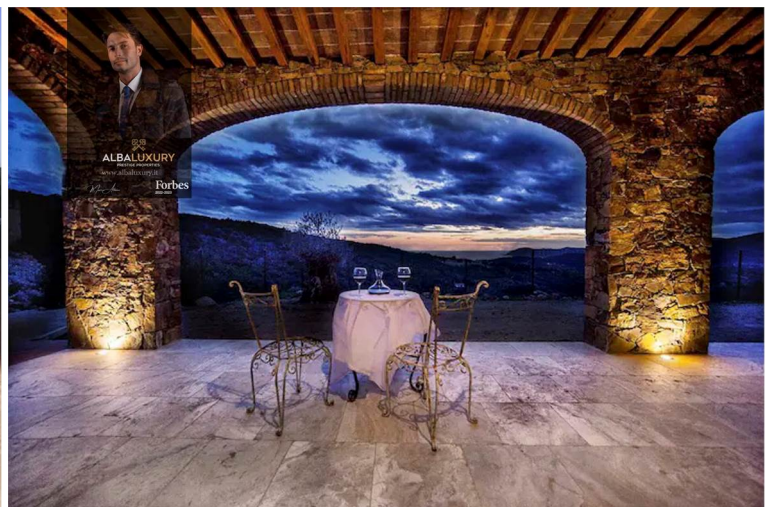
FEATURES

Property Conditions	New	Rank	Elegant	Position	See
View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	New Furniture	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Hot Water	Independent		

ACCESSORIES

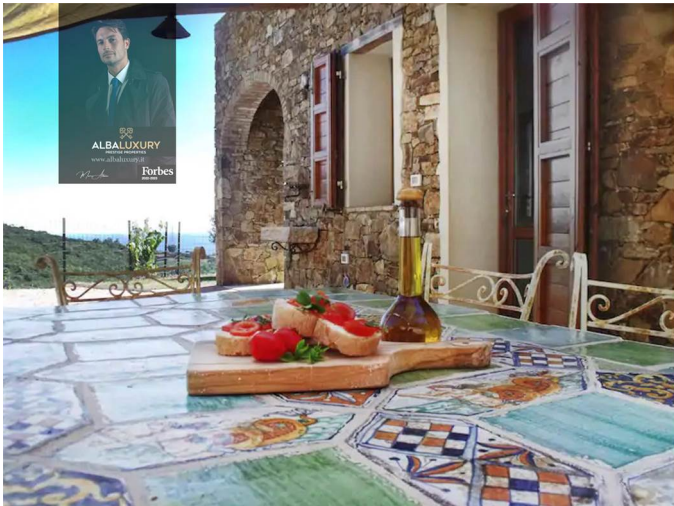
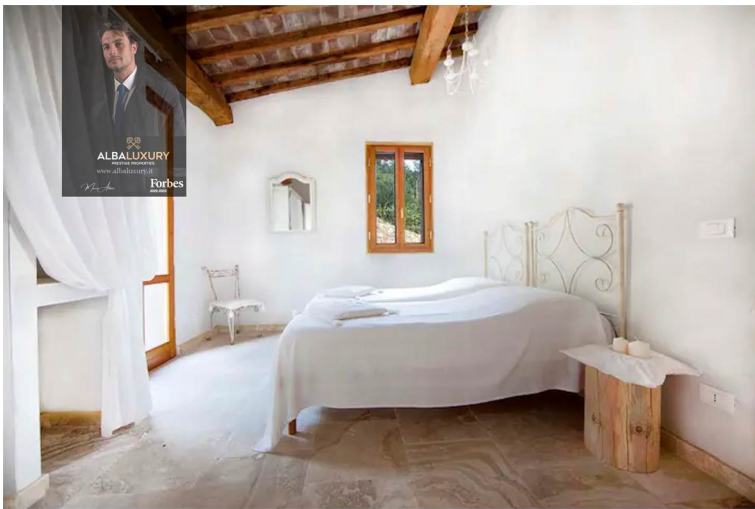
Antitheft	Air conditioning	Wall Closet	Electric gate	Double entrance
Photovoltaic system	Separate entrance	Laundry room	Car passage	Footpath
Swimming pool	Armoured door	Outdoor tables	Awning	Veranda
Video intercom	Video surveillance			

IMAGES



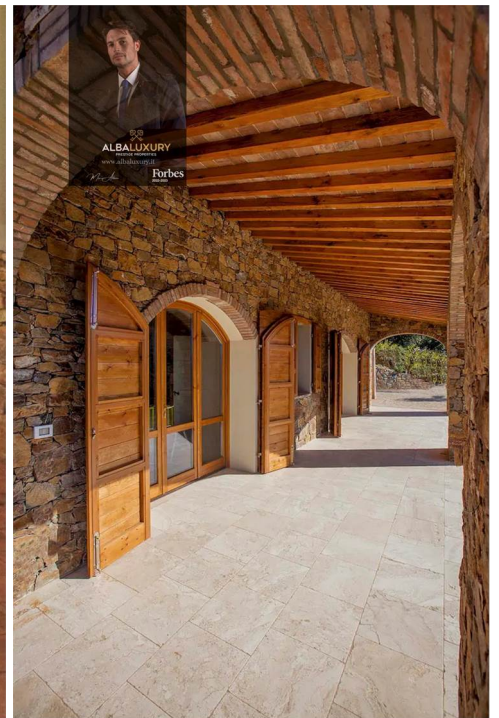


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

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