



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Bordighera (IM) Strada cian d'innamura 100

Villa in Liguria, Bordighera

This exceptional villa, a luxury residence completed in 2016 with the most innovative construction techniques and furnished with design excellence in 2018. This extraordinary property is situated at the end of a private road, surrounded by a large planted plot offering panoramic views 100 metres above the sea with a breathtaking view of the Gulf of Giunchetto. Main features:

Terrace on the Gulf: The villa boasts a terrace overlooking the Golfo del Giunchetto, covered by double Gibus pergolas, perfect for enjoying al fresco dining or relaxing moments with spectacular views.

Spacious Barbecue: A large barbecue area with a corten roof offers the possibility of organising barbecues and outdoor dinners in total comfort. **Two-storey layout:** The villa is arranged on two floors, with two bathrooms and a fully equipped kitchen on each level. **Floor details:** Ground floor: 2 bedrooms (double bed and two single beds and sofa bed), living room with fully equipped kitchen, 1 bathroom with shower, corridor with fitted wardrobes and other furniture, all design. On the First Floor, connected by resin and LED staircase, 1 double bedroom, 1 small bedroom/study, open space with living room, kitchen with cooking island, brushed and treated iron/wood panelling, Focus fireplace, resin flooring, also in the 2 windowed bathrooms with walk-in shower, corridor with fitted wardrobes.

Independent Heating: Heating is provided by an autonomous LPG system and Daikin heat pumps, offering comfort in all seasons. **Design Details:** The villa has been designed with great attention to detail, including resin flooring, brushed and treated iron/wood panelling, a Focus fireplace and high quality furnishings.

Sea View: The property offers breathtaking sea views from both floors, providing an atmosphere of luxury and relaxation.

Separate Apartments: The property is designed to accommodate two separate flats, each with independent access.

Laundry and Garage: In addition, the villa has a laundry room and a garage for even more comfort and convenience.

Garden and Pool Potential:

The ground floor garden is separated from the first floor garden by a gate, offering privacy between the two spaces. This allows for the creation of an infinity pool, creating a relaxing oasis with breathtaking sea views. This luxury villa is a unique opportunity for those seeking an exclusive residence with spectacular views and impeccable design.

INFORMATION

Ref.	Liguria 028
Type	Sale
Category	Villa
Price	2,000,000.00
Annual Expense	
Year	
Energetic Class	B kWh/m ² a

NUMBER

Rooms	7
Bedrooms	3
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	6
Box	1

SQUARE METERS

Commercial	250
Garden	2479
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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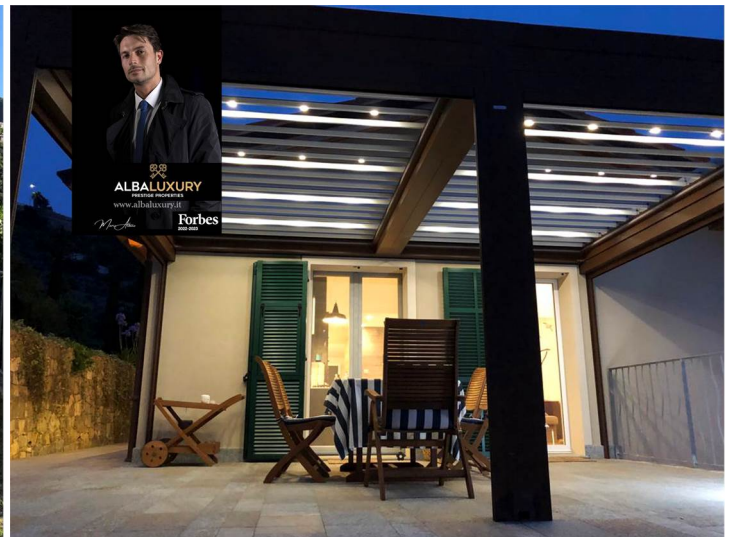
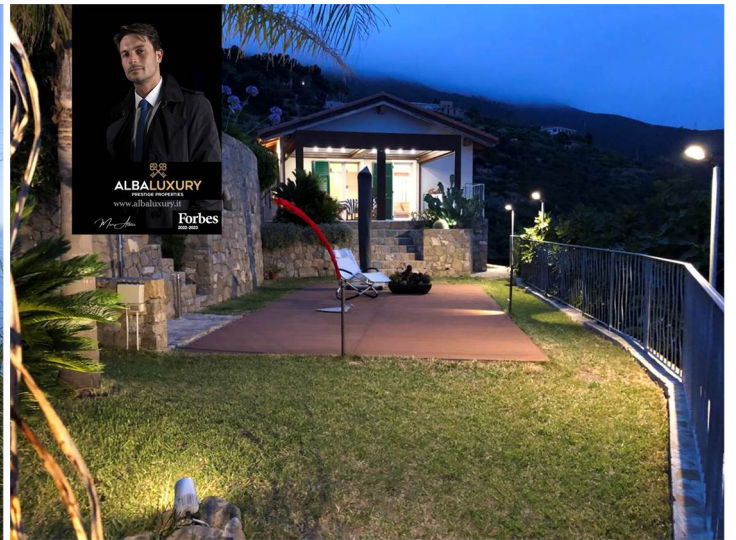
FEATURES

Property Conditions	New	Rank	Elegant	View	Sea View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Energy source	LPG Heating		

ACCESSORIES

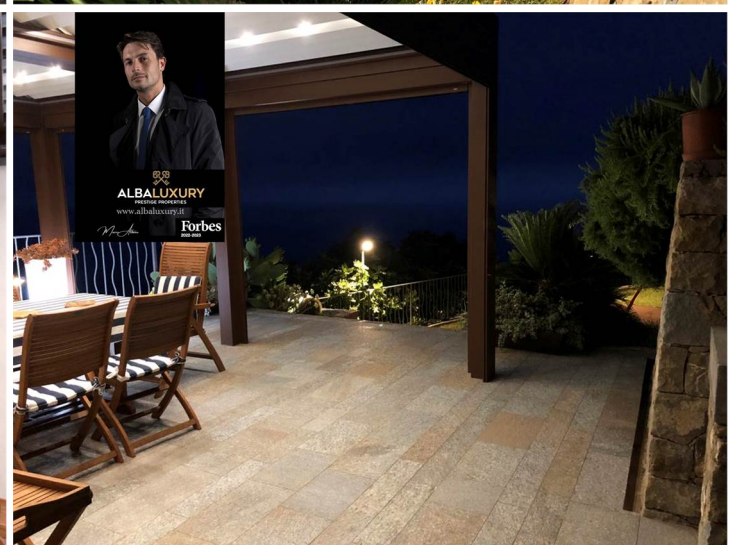
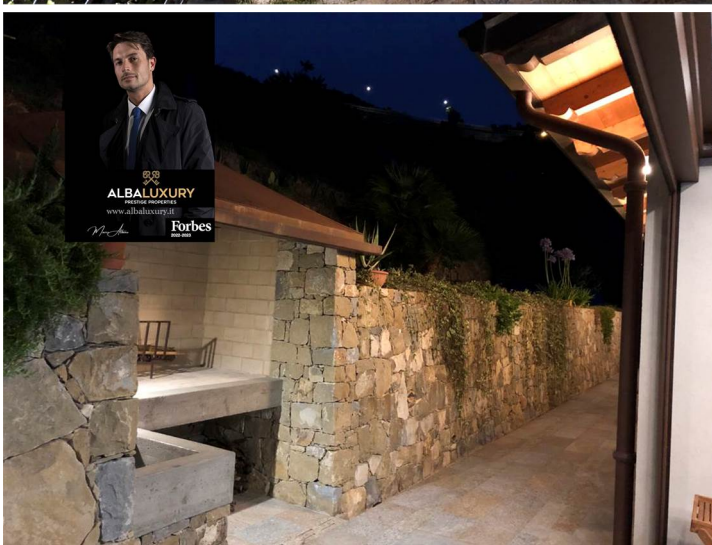
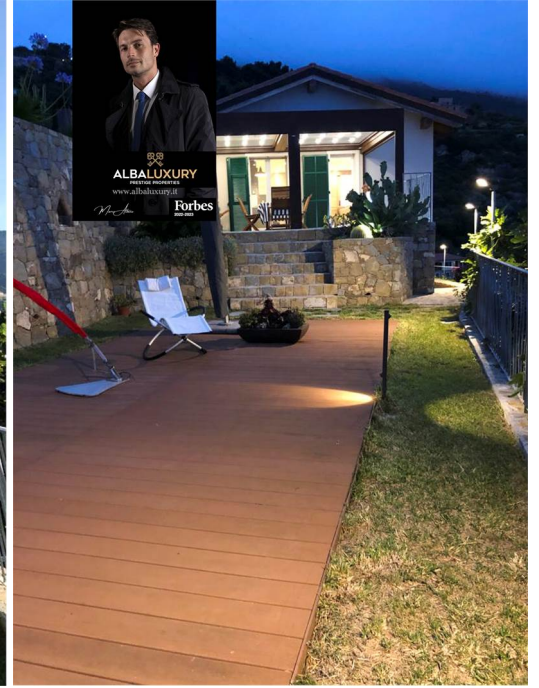
Antitheft	Air conditioning	Fireplace	Laundry room	Data network
Storage room				

IMAGES





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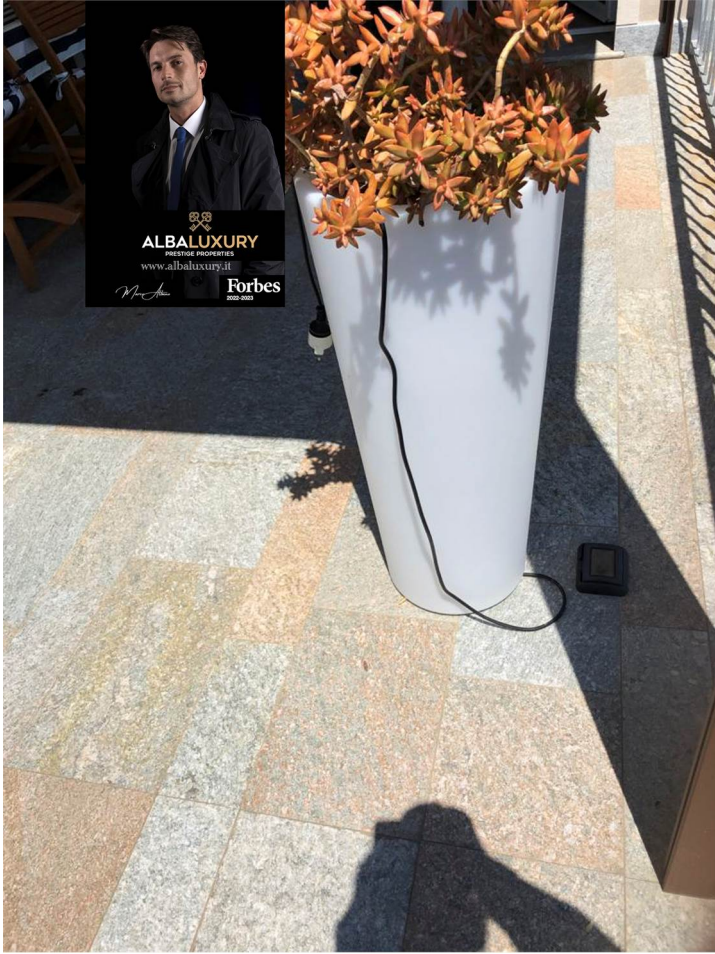


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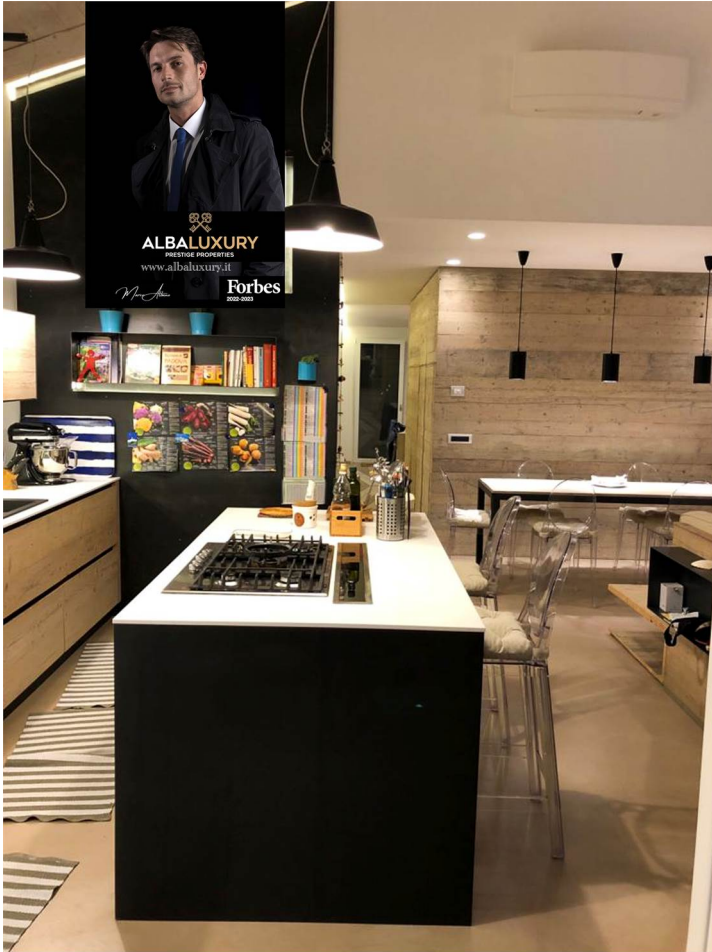
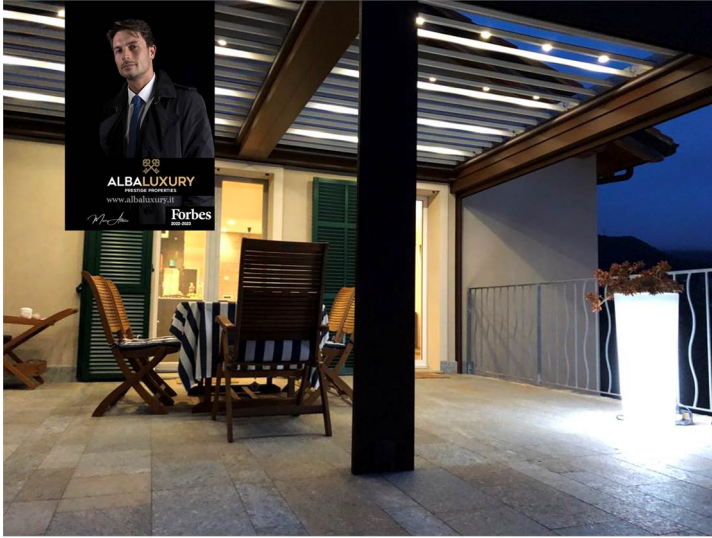


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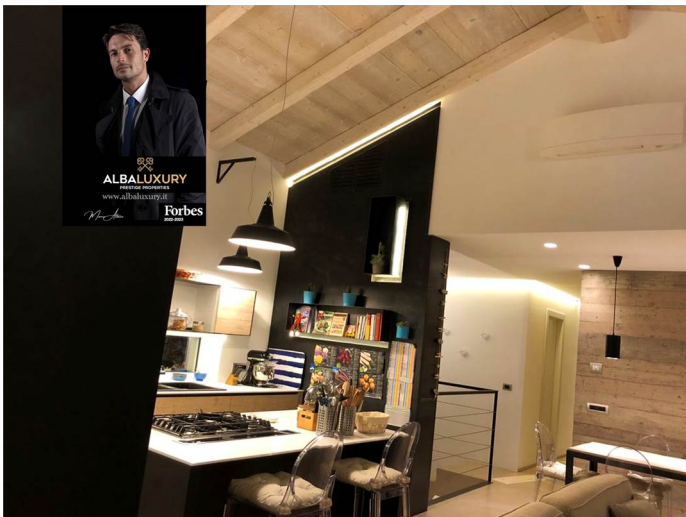
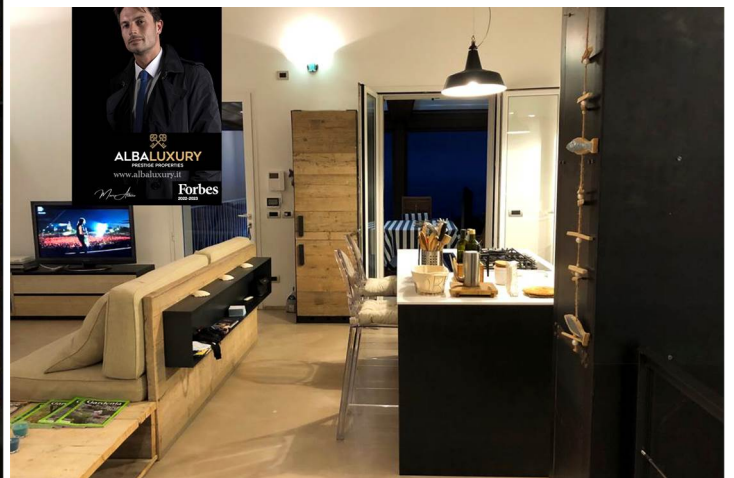
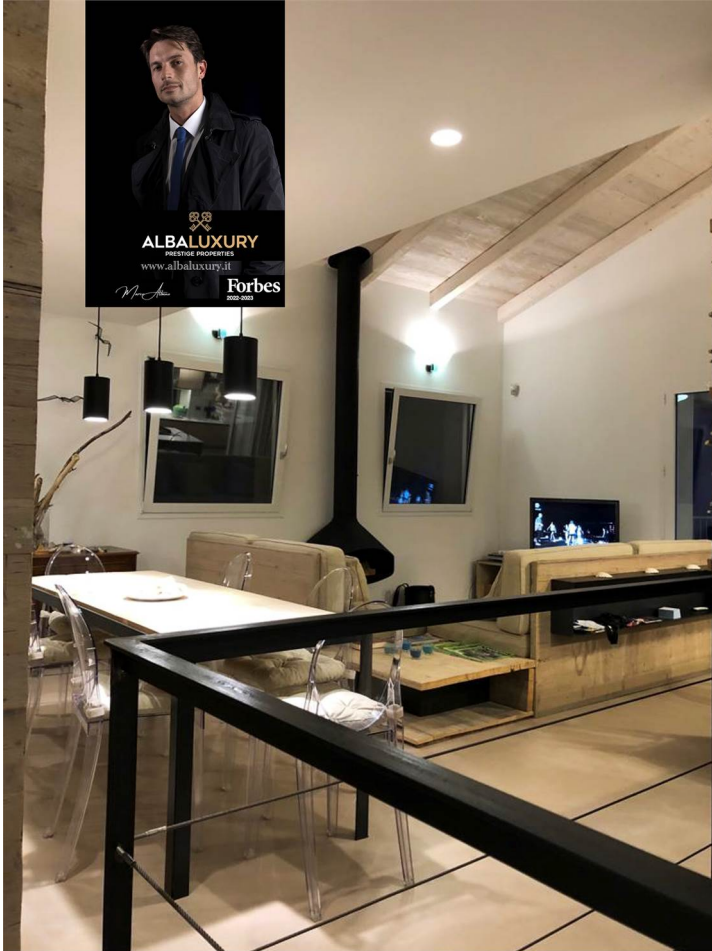


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