Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
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Luxury Villas for sale in Colonnella
€ 1.200.000
Ref. 156



300 sq.m. | Bathrooms:: 2 | Bedrooms:: 3 | Rooms: 10

COLONNELLA (TE) – PRESTIGIOUS VILLA PORTION WITH INFINITY POOL AND PANORAMIC VIEWS

Situated in an elevated and panoramic position in Colonnella, Abruzzo, surrounded by beautiful rolling hills, we are pleased to offer for sale an exclusive portion of a prestigious villa, featuring high-end finishes, elegant interiors and a stunning shared infinity pool.
The property is arranged over two residential floors, plus a basement level, offering spacious, bright and well-designed living areas.

PROPERTY LAYOUT
Ground Floor
The entrance is through an elegant covered porch, leading into a modern, fully fitted kitchen, a spacious and bright living room with a fireplace, and a bathroom.
The living room provides direct access to the outdoor area and swimming pool.
First Floor
The sleeping area comprises two bedrooms, a study and two bathrooms, all designed to provide comfort and elegance, with high-quality finishes throughout.
Basement Level

Dedicated to wellness and additional facilities, this level includes a sauna, a fully equipped gym, a spacious garage, a technical room and several storage areas.

OUTDOOR AREAS AND SWIMMING POOL
The villa enjoys a peaceful, private setting with breathtaking panoramic views over the beautiful Abruzzo countryside.
One of the property's most impressive features is its stunning infinity pool, which can also be accessed directly from the main living room.
The swimming pool is shared between the two portions of the villa.
The property is fenced and benefits from convenient vehicle access through an automatic entrance gate.

FEATURES AND FINISHES
The villa has been built and finished to exceptionally high standards, with particular attention to architectural details, quality materials and modern living comfort.
Key features include:
Elegant marble flooring
High-quality wooden window frames
Spacious living room with fireplace
Sauna and fully equipped gym
Security alarm system
Automatic entrance gate
Shared panoramic infinity pool
Premium finishes throughout

LOCATION
The property is located just a few kilometres from the charming historic centre of Colonnella, a picturesque hilltop town in Abruzzo offering spectacular views of the Adriatic Sea and the surrounding countryside.
Its location provides an ideal combination of tranquillity, privacy and convenient access to essential services, nearby coastal towns and beautiful beaches.
An excellent opportunity for those seeking an elegant Italian home in a peaceful panoramic setting, whether as a permanent residence or a luxurious holiday retreat.
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MPORTANT INFORMATION
The advertised price applies exclusively to one portion of the villa, which is vertically divided into two separate units. The infinity swimming pool is shared between the two properties. The price does not include the entire villa.

Certification

Energy class: F

Features

Code:: 156	Type:: Sale
Categoria: Luxury Villas	Town:: Colonnella
Total sq m:: 300 sq.m.	Bedrooms:: 3
Bathrooms:: 2	Rooms: 10
Condition: Excellent	Floor: 2
Total floors: 2	Heating: Autonomous
Garden: Private, 2.000 sq.m.	Distance from the sea:: 5.000 meter
Garage: Double, 50 sq.m.	

















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