Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
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Luxury Villas for sale in Cupra Marittima
Price on Application
Ref. 637



4.500 sq.m. | Bathrooms:: 20 | Bedrooms:: 15 | Rooms: 50

One of Central Italy's Most Extraordinary Historic Estates

Set atop the rolling hills of Italy's Adriatic coast, commanding breathtaking panoramic sea views, this exceptional historic estate represents one of the finest private properties currently available in Central Italy. A rare opportunity where architectural heritage, timeless elegance and extraordinary development potential come together within a truly remarkable setting.

The estate extends across approximately 10 hectares (25 acres) of beautifully landscaped grounds, featuring centuries-old trees, Italian gardens, vineyards in full production, elegant fountains and a magnificent tree-lined entrance avenue stretching for almost one kilometre. From virtually every corner of the estate, uninterrupted views embrace the Adriatic coastline, creating an atmosphere of absolute privacy and prestige.

At the heart of the property stands the magnificent 19th-century manor house, offering approximately 3,000 square metres of living space arranged over three impressive levels.
The residence showcases grand reception halls with magnificent cross-vaulted ceilings, an imposing central staircase, elegant drawing rooms, formal dining areas, spacious lounges, panoramic loggias and magnificent entertaining spaces designed for both private living and prestigious hospitality.

The upper floor accommodates sixteen luxurious bedroom suites, each with its own private marble bathroom, many featuring whirlpool bathtubs finished in exquisite Portuguese pink marble. Throughout the villa, original marble flooring, restored frescoes, decorative stucco work and authentic period architectural details have been carefully preserved, reflecting the grandeur of one of the region's most distinguished residences.

The estate also includes an exceptional collection of historic ancillary buildings:
Historic wine cellars arranged over three levels, once dedicated to the production and ageing of the estate's own wines.
A traditional caretaker's residence.
Former stables offering generous interior spaces.
A fully consecrated private church complete with its own bell tower.
A panoramic classical temple overlooking the surrounding countryside and coastline.
A twenty-metre medieval-style watchtower built in traditional travertine stone and brick.
Two additional farmhouse buildings offering outstanding restoration opportunities for luxury guest accommodation, private residences, hospitality suites or staff quarters.

Originally restored to an exceptional standard, the property today requires structural upgrading, modern building systems and restoration works, presenting a unique opportunity to revive one of Italy's most remarkable historic estates while preserving its authentic architectural character.

An Exceptional Investment Opportunity

Properties of this scale, history and strategic location rarely become available on the international market.

The estate lends itself perfectly to a variety of prestigious uses, including:
A world-class luxury hotel or boutique resort.
An exclusive Relais & Châteaux-style hospitality destination.
A prestigious wedding and international events venue.
A luxury wellness retreat with spa facilities.
A corporate retreat or executive conference centre.
A wine resort combining hospitality with vineyard production.

One of Italy's most exclusive private residences.

Adding further value is the property's significant development potential. A previous masterplan for a major hospitality development had already obtained planning approval before eventually expiring. Subject to current planning regulations and local authority approval, there remains the possibility of presenting a new development proposal for substantial residential and tourism-related accommodation, creating an exceptional long-term investment opportunity.

More than simply a prestigious residence, this estate represents a unique legacy property — an acquisition destined for visionary investors, luxury hospitality groups or private individuals seeking one of the most important historic estates on Italy's Adriatic coast.

Certification

Energy class: G

Features

Code:: 637	Type:: Sale
Categoria: Luxury Villas	Adress: Contrada Bocca Bianca, 26
Zip code: 63064	Town:: Cupra Marittima
Total sq m:: 4.500 sq.m.	Bedrooms:: 15
Bathrooms:: 20	Rooms: 50
Condition: Good	Age of buiding:: 1850
Distance from the sea:: 300 meter	

















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