



Immobiliare Ad Hoc

AGENCY — FANO

FANO — MARCHE

CONTEMPORARY VILLA WITH POOL AND EXCLUSIVE GARDEN A FEW STEPS FROM THE ADRIATIC SEA

€ 1.950.000

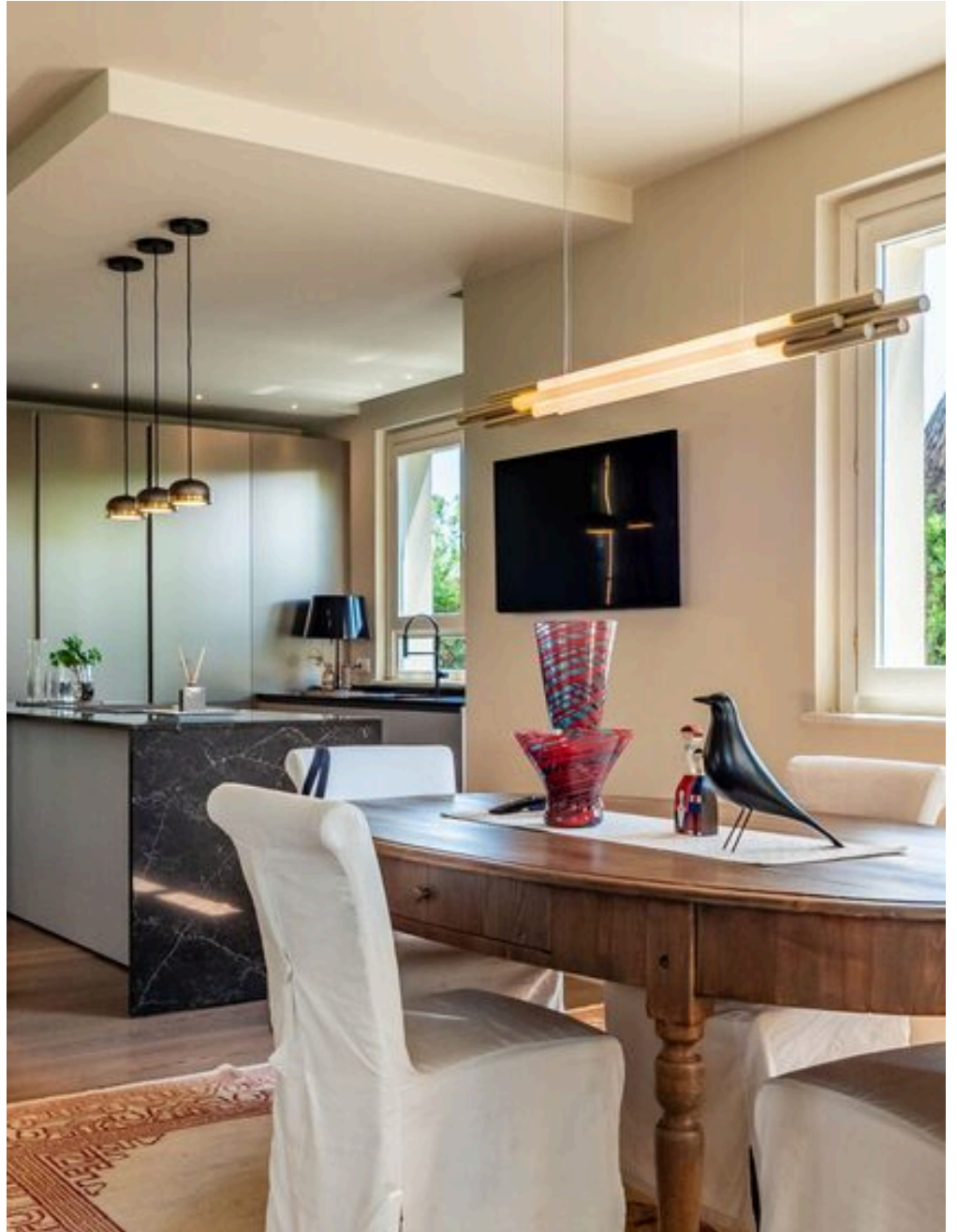
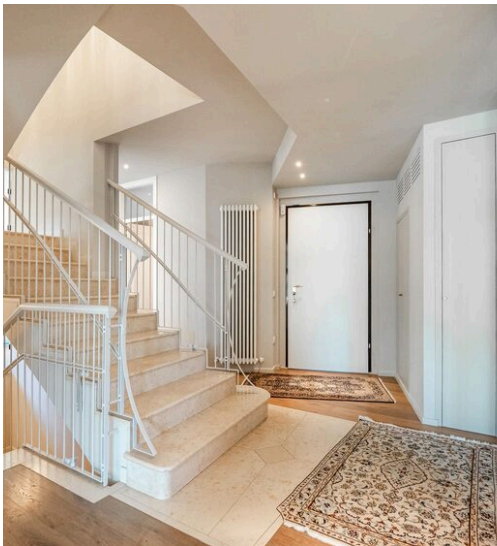
PRICE

680 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

CONTEMPORARY VILLA WITH POOL AND EXCLUSIVE GARDEN A FEW STEPS FROM THE ADRIATIC SEA

In the heart of one of the most exclusive residential areas of Fano, in the province of Pesaro and Urbino, this single-family villa of rare elegance embodies the essence of modern luxury, privacy and an authentic connection with its surroundings. Located just 1.2 km from Lido di Fano, the city's main seaside destination, the property is immersed in a large, perfectly manicured garden, where centuries-old olive trees, roses and pomegranate trees create an oasis of tranquility and charm. The villa is located in one of the most desirable areas of the city, just minutes from the historic center, with boutiques, restaurants, schools and essential services within walking distance. The sea, with its well-equipped beaches and renowned bathing establishments, is just a short distance away, making this residence ideal for those who wish to combine urban convenience and coastal relaxation. Completely renovated in 2023, the villa is spread over four independent levels, offering spacious and versatile spaces. Contemporary architectural lines blend with fine materials such

as solid white wood and handcrafted brass details, creating an ambience of class and elegance. The interiors are illuminated by large openings that enhance natural light, while cutting-edge technology ensures energy efficiency and total comfort: photovoltaic system with storage, autonomous air conditioning in every room, home automation management of the systems, and state-of-the-art security systems. A composition designed for every need
GROUND FLOOR: - Spacious and bright entrance hall - Living room with integrated kitchen - Study (or fifth bedroom) - Laundry room - Double garage - Bathroom with Norwegian sauna
GROUND FLOOR: - Main entrance - High-end Stosa kitchen - Living area with dining room and living room - Study/relaxation area - Utility bathroom
FIRST FLOOR: - Master bedroom with walk-in closet and en suite bathroom - Two double bedrooms with terrace - Bathroom with Jacuzzi - Panoramic study - Storage room
MANSARDA: - Two multipurpose rooms (games room, reading...

 **680 m²**
AREA
 **5**
ROOMS
 **5**
BATHROOMS
 **€ 1.950.000**

FEATURES



Immobiliare Ad Hoc

CONTACTS

Book a visit

Contact us for more information or to schedule a viewing.

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