

Moneglia

## Wonderful penthouse under construction with panoramic sea views

Property ID: IT252942325



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PURCHASE PRICE: 1.195.000 EUR • LIVING SPACE: ca. 171,8 m<sup>2</sup> • ROOMS: 6

Property ID: IT252942325 - 16030 Moneglia

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | IT252942325               |
| Living Space         | ca. 171,8 m <sup>2</sup>  |
| Floor                | 1                         |
| Rooms                | 6                         |
| Bedrooms             | 3                         |
| Bathrooms            | 3                         |
| Year of construction | 2025                      |
| Type of parking      | 2 x Outdoor parking space |

|                |                        |
|----------------|------------------------|
| Purchase Price | 1.195.000 EUR          |
| Commission     | Subject to commission  |
| Total Space    | ca. 193 m <sup>2</sup> |
| Equipment      | Terrace, Balcony       |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In one of the most charming locations of the Ligurian Riviera, in Moneglia, we offer for sale an exclusive newly built property, located in a panoramic and dominant position, just a few minutes from the sea and the town center.

In the heart of the beautiful Riviera Ligure di Levante in Moneglia, stands a unique newly built property, where the blue of the sea meets the green of the Mediterranean scrub.

With large panoramic terraces offering breathtaking 180° views of the Gulf, this residence is designed for those seeking privacy, elegance and nature without sacrificing comfort.

Spread over two levels for a total of 171 sqm of floor space, this high-end penthouse is designed to offer spacious, bright and functional spaces, ideal both as a main residence and as a representative vacation home. It has three panoramic terraces totaling 124 sqm. Unparalleled views of the sea.

Three modern, windowed bathrooms.

Spacious living areas with direct access to outdoor spaces.

The main terrace is 78 sqm on one level with a 6.35 sqm side balcony, ideal for outdoor dining and relaxing moments with triple sea exposure and breathtaking sea views.

On another level there is another large terrace of 41 sqm with side balcony of 12 sqm perfect for enjoying the sea breeze at any time of the day.

Fine finishes, energy-efficient fixtures, home automation preparation and state-of-the-art amenities complete the offer. The property also includes 2 private parking spaces, a rare and precious added value in this area of the Riviera.

This property is perfect for:

Families looking for a spacious home by the sea with all the amenities.

Professionals or retirees eager to move to a quiet but well-serviced area

Investors looking for a valuable property to enter the high-end tourist rental market.

Perfect both as a private residence and as an investment for high-end tourist rentals.

For international clientele looking for a representative second home with unique views of the Gulf of Moneglia.

Here you don't just buy a house: you enter a corner of Ligurian paradise.

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## All about the location

### Context:

The property is located in a quiet and posh residential area, immersed in the green Ligurian hills but only 5 minutes by car (or 15 minutes on foot) from the heart of Moneglia and its blue flag beaches.

Moneglia is one of the pearls of the Riviera di Levante: crystal-clear sea, well-equipped beaches, typical restaurants, boutiques, and basic services are all within easy reach. The center is lively but never chaotic, ideal for those seeking relaxation and quality of life.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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