Santa Margherita Ligure

Beautiful villa with swimming pool, garden and olive grove

Property ID: IT252942619



PURCHASE PRICE: 0 • LIVING SPACE: ca. 448.4 m^2 • ROOMS: 10 • LAND AREA: 4323 m^2

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At a glance

Property ID	IT252942619
Living Space	ca. 448.4 m²
Rooms	10
Bedrooms	8
Bathrooms	11
Year of construction	1900

Purchase Price	Auf Anfrage
House	Two-family house
Total Space	ca. 850 m²
Condition of property	Modernised
Equipment	Terrace, Swimming pool, Fireplace

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Energy Data

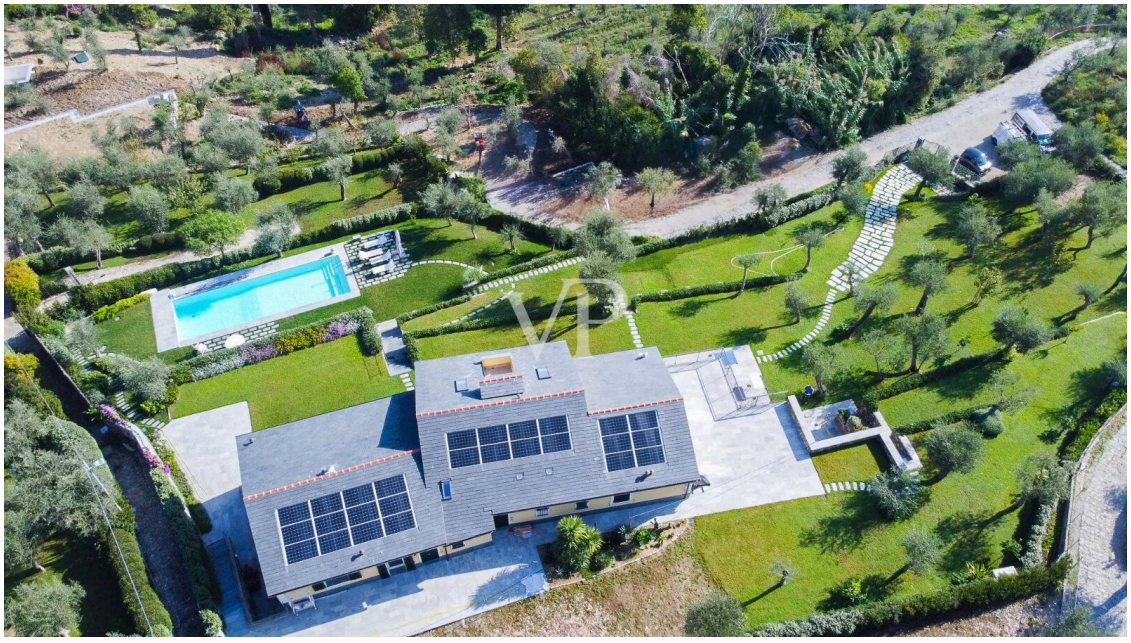
Type of heating	Underfloor heating
Energy certificate valid until	24.01.2033
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	A4
Year of construction according to energy certificate	1900

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The property





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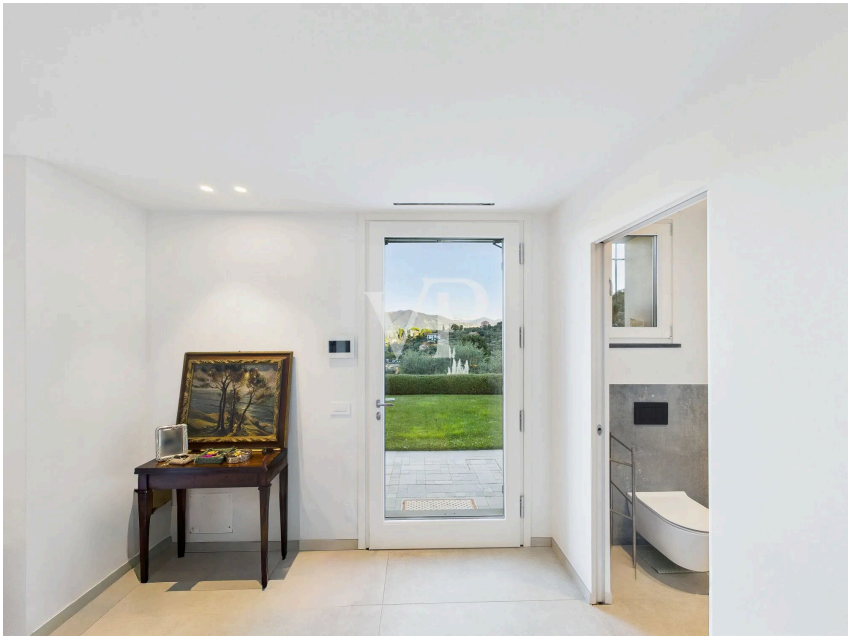
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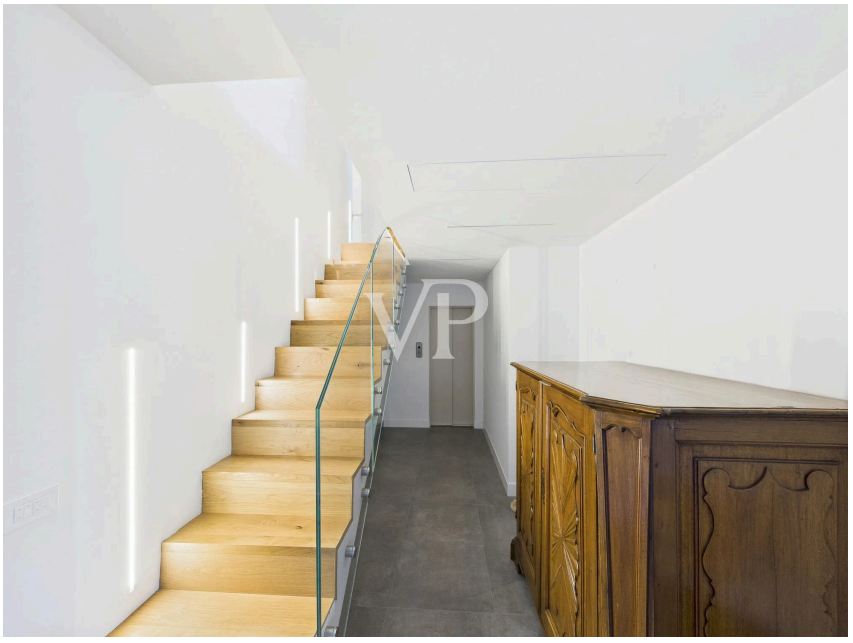




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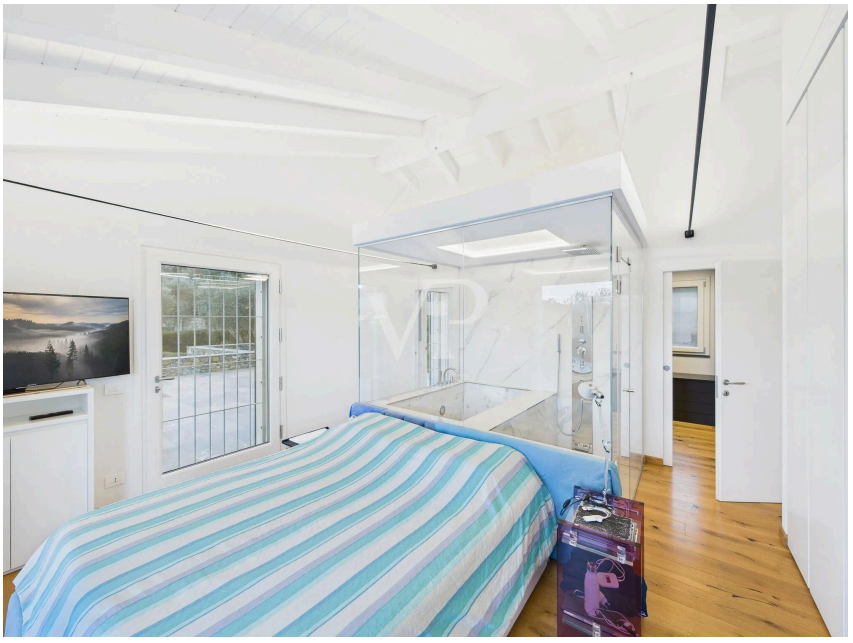




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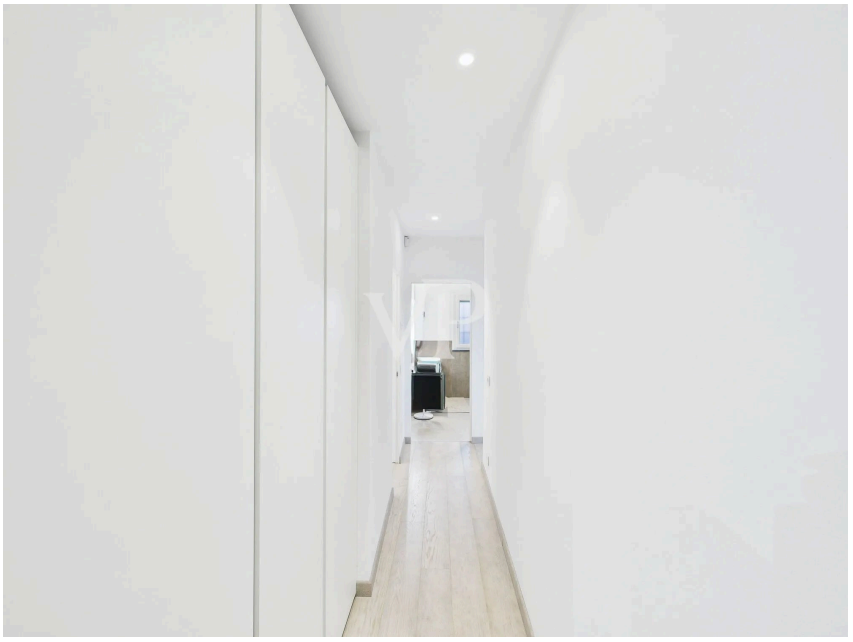
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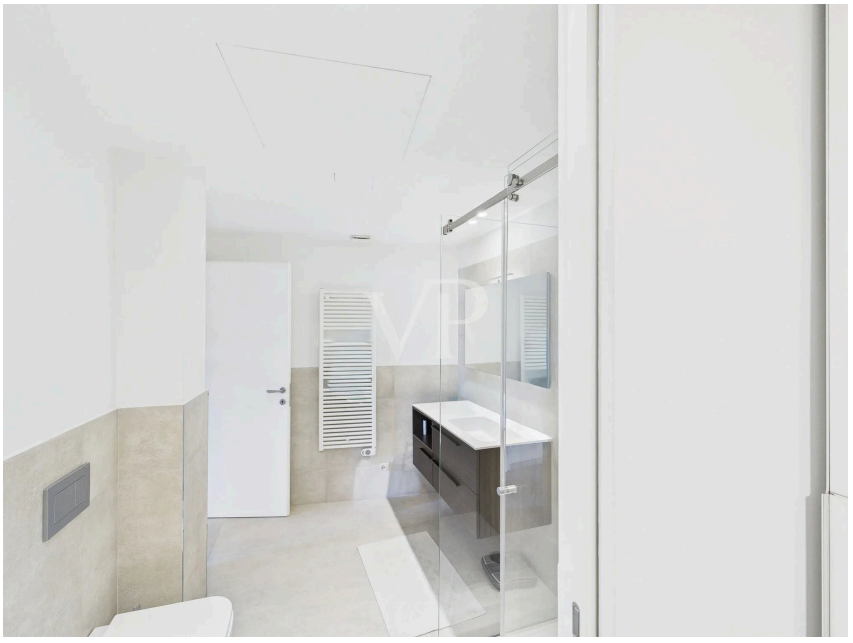




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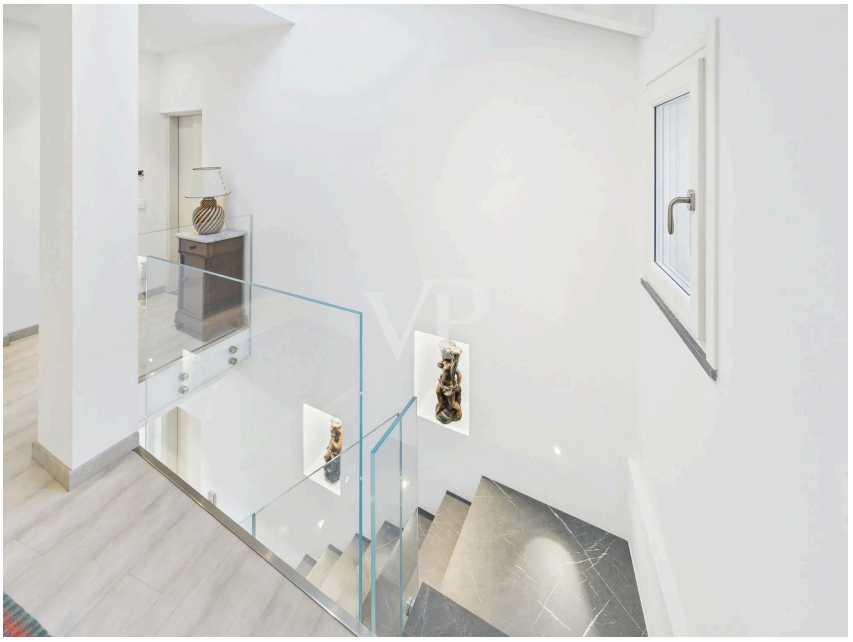
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Property ID: IT252942619 - 16038 Santa Margherita Ligure

Floor plans







Piano 0

VON POLL REAL ESTATE

Superficie totale approssimativa[1]
42.9 m²

(1) Balconi e terrazze esclusi

I calcoli fanno riferimento allo standard RICS IPMS 3C. Le misurazioni sono approssimative e non in scala. Questa pianta è solo a scopo illustrativo.

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Piano 0

Piano 1

Piano 2

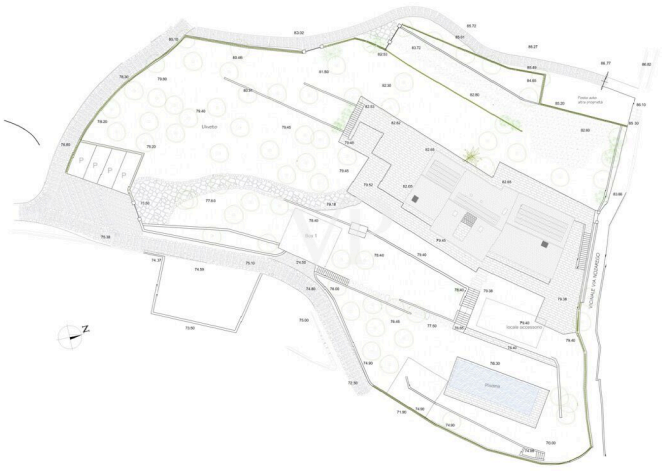
VON POLL REAL ESTATE

Superficie totale approssimativa[1]
448.4 m²

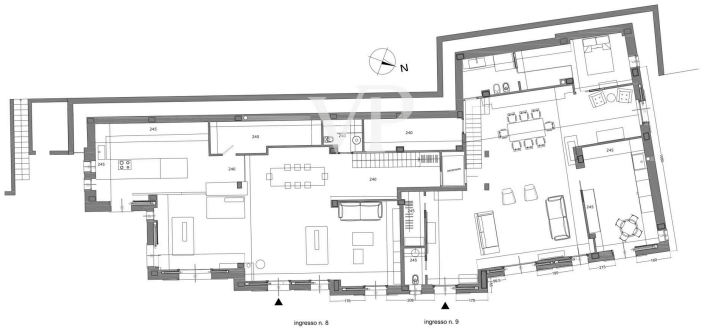
Altezza ridotta
3.9 m²

(1) Balconi e terrazze esclusi

Altezza ridotta
Inferiore a 1.5 m



VILLA VIA NOZAREGO, 8 E 9 PIANO TERRA



studiospinosiferrando p.zza f.lli bandiera, 10/2 16038 sml

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 settings of the Ligurian Riviera, just minutes from the Santa Margherita seafront, stands this unique property: two adjoining villas, each more than 260 sq. m. in size, which together create an elegant and refined retreat of 8 bedrooms and 11 bathrooms.

Access is through a first gate, which leads into an area reserved for multiple properties; a second private gate then leads exclusively to the two villas, ensuring an intimate, protected and absolutely secure entrance.

The villas have three entrances, two driveways, easy even for large vehicles, and one pedestrian entrance. The property has a large garage of 40 square meters, with the possibility of making a second one, and large areas for outdoor parking spaces; currently 8 are outlined, but the available space allows up to 25 cars. Both front and rear driveways are therefore present, and via a small road "Creuza" adjacent to the property, it is possible in a few minutes walk to the center of Santa Margherita Ligure.

These residences, independent but harmoniously united by the same Mediterranean spirit, welcome bright rooms.
They are designed to envelope those who live there in a feeling of calm and beauty. The habitable kitchens, with their splendid sea view, become places of daily life rich in atmosphere; the large panoramic lounges invite you to contemplate the blue of the sea and the lights of Santa Margherita, giving different emotions at every moment of the day. The rooms, distributed between ground floor and second floor, include solutions with sea views that transform awakenings and sunsets into authentic sensory experiences.

The garden of about 1,000 square meters is an oasis of tranquility: manicured with impeccable taste. The olive grove is home to about seventy olive trees that spread the scent of the Ligurian land and create evocative views in every season.
Just a few steps away from the villas, the swimming pool presents itself as an irresistible invitation to relax, accompanied by an elegant accessory room, not stacked as a dwelling, with a large living room, open kitchen and bathroom, perfect for living moments of conviviality or to welcome guests in an exclusive atmosphere.

Added to this is a refined technological system consisting of home automation system and high-performance burglar alarm, which elevate daily comfort and ensure total tranquility.

A romantic cobbled lane surrounded by greenery connects the property to the sea in just a 5-10 minute walk-the perfect route to bustling Santa Margherita without giving up

the absolute peace of your own private retreat.

These two villas, with their spectacular views of the sea, their total privacy, and their balance of nature, modern comfort, and elegance, represent a place where the beauty of the Riviera blends with the magic of good living. A place that is not visited: it is lived.

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Details of amenities

The property is equipped with 26 solar panels on the roof, enough to fully cover the houses energy needs and for the infinity pool arranged to be heated. Its measurements are 13 mt x 4.30 mt. It is also equipped with 4 whirlpool jets and electric shutter, Roman-style staircase, lights, and is 1.60 mt to 2 mt deep. There is also an outdoor shower with hot and cold water.
The outdoor space has an irrigation system (with water columns every 15 mt), a large vegetable garden, a garden and about 70 olive trees, from which the property produces about 30 liters of oil annually.
As for the main villa, it is divided into two specular units, one of 268 square meters and the other of 278 square meters each, and for this reason everything is perfectly "double": there are two boilers, underfloor heating, adjustable air conditioning in every room, dehumidifier, new fixtures, inside in wood and outside in aluminum, sliding gates and shutters all of them electric and easy to manage thanks to home automation.
The property is earthquake-proof and the energy class is A4.
The kitchen in the first villa is custom, titanium with fine details, including teppanyaki and state-of-the-art appliances.

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All about the location

Santa Margherita Ligure is located on the Riviera di Levante, in the Gulf of Tigullio, with breathtaking views of the sea and the hills of Liguria.

Regarding transportation: the city has a train station on the Genoa-La Spezia line, making it easily accessible by train.

By car, access is convenient thanks to the A12: exit at the Rapallo toll booth to reach Santa Margherita Ligure.

The nearest airport is Cristoforo Colombo Airport in Genoa, about 35 km away, which can be reached by car via the A12 in less than an hour under regular traffic conditions.

The nearest health hub is Rapallo Hospital, which is a few dozen minutes from the resort.
There is also an ASL polyclinic in the town for specialist examinations and basic health services.

Via Nozarego 8 and 9 is also well served in terms of schools: the Santa Margherita Ligure Comprehensive Institute covers preschool, primary, middle, and high school.
At the university level, the University of Genoa has a local branch in Santa Margherita Ligure.

In the center of Santa Margherita Ligure, near Via Nozarego, there are elegant boutiques, artisanal stores, fine cafes, and typical restaurants: the town has an upscale resort charm, but with an authentic Ligurian soul.

Plenty of opportunities for relaxation and leisure: beaches, some free, some equipped, bathing establishments, and for those who love the sea, boat tours to Portofino, San Fruttuoso, and other coastal resorts.

For nature lovers and hikers, the scenic trails of the Portofino Regional Nature Park are easily accessible: one of the best-known trails leads from Santa Margherita to Portofino with spectacular views.

A very nearby historical point of interest is the Cervara Abbey, located just above the coast.
On the coast you can also see Paraggi Castle, perched on a promontory, a symbol of the historical beauty of the area.

Living in Via Nozarego means enjoying a quiet and scenic location, slightly above the

city center: you enjoy the advantage of quiet and greenery, while remaining a short distance from the liveliness of the waterfront and the main square.

Residents can easily reach Santa Margherita harbor for boats, or rent boats for excursions to the Gulf of Tigullio and beyond.

Local events are typical of the Ligurian Riviera: from the local market to food festivals, fish, focaccia, and Ligurian products, to cultural events related to seafaring traditions.

The combination of sea, hills, charming stores, and nature makes this area perfect both for those looking for a prestigious second home and for those who want to live long-term in an exclusive but not isolated setting.

In summary, Via Nozarego 8 and 9 in Santa Margherita Ligure offers an ideal balance: privacy and tranquility on a scenic knoll, but with all educational, health, and entertainment services within easy reach. It is a perfect location for experiencing the Ligurian Riviera at its best, immersed in Mediterranean beauty but with modern conveniences.

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Contact partner

For further information, please contact your contact person:

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