Moneglia

Stunning newly built penthouse with panoramic ocean views

Property ID: IT264152811



PURCHASE PRICE: 998.000 EUR • LIVING SPACE: ca. 150.21 m^2 • ROOMS: 6

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At a glance

Property ID	IT264152811
Living Space	ca. 150.21 m²
Floor	2
Rooms	6
Bedrooms	3
Bathrooms	3
Year of construction	2025
Type of parking	2 x Outdoor parking space, 150000 EUR (Sale)

Purchase Price	998.000 EUR
Type	Penthouse
Total Space	ca. 194 m²
Condition of property	Shell
Usable Space	ca. 172 m²
Equipment	Terrace, Balcony

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Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	30.08.2034

Energy Certificate	Energy demand certificate
Final Energy Demand	7.91 kWh/m²a
Energy efficiency class	A+
Year of construction according to energy certificate	1995

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The property





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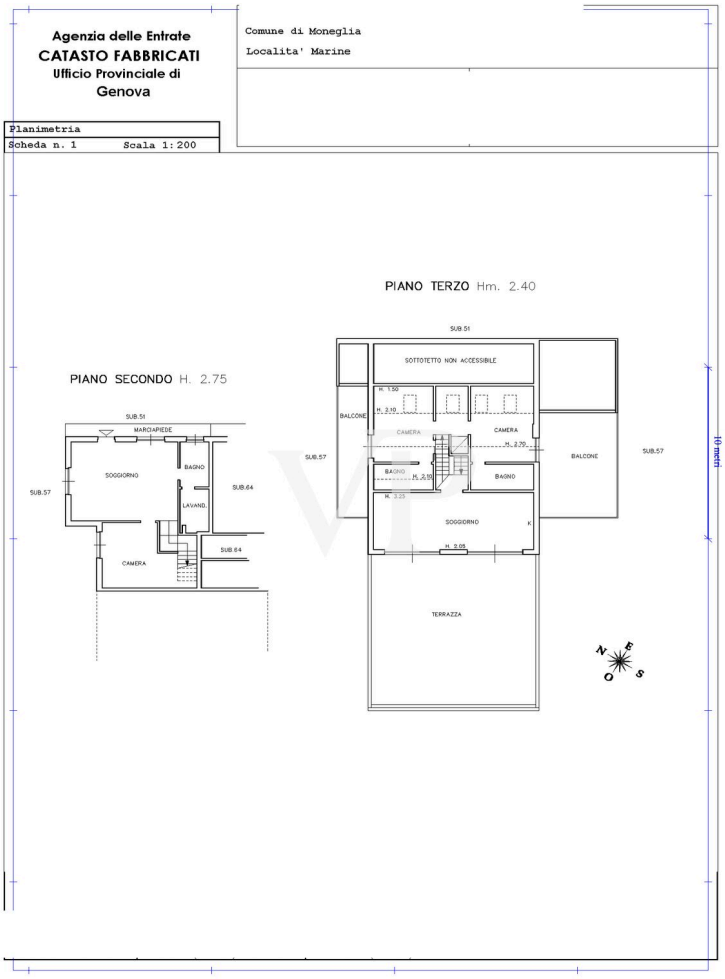
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The property



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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 Moneglia, on the eastern Ligurian Riviera, we are offering for sale a particularly prestigious property, located in an exclusive, scenic residential area where tranquility, privacy, and the beauty of the landscape come together, and where the blue of the Mediterranean takes center stage in every room.

This is a fully renovated penthouse, nearing completion, in an exclusive and international residential setting.
The property's true distinguishing feature is its extraordinary outdoor spaces: two panoramic terraces of approximately 120 square meters, two balconies of approximately 19 square meters, and a 180° sea view of the Gulf of Moneglia—truly outdoor living rooms overlooking the sea.

The neighborhood is characterized by luxury residences and a diverse mix of owners from various countries, who have chosen this corner of the Riviera for its private atmosphere, quality of life, and extraordinary seaside location.

The penthouse spans three levels, offering 171 square meters of living space, with spacious, bright rooms designed to enhance the connection between the interior spaces and the surrounding landscape.

The terraces offer ideal spaces for hosting outdoor lunches and dinners, entertaining guests, or relaxing in complete tranquility, surrounded by a panorama of rare beauty. This is a particularly sought-after living experience on the Riviera, where the opportunity to enjoy spacious outdoor areas with ocean views represents added value.

The renovation was designed to offer high living standards, with particular attention to natural light, the functionality of the rooms, and the quality of the finishes.
The property features spacious living areas with direct access to the panoramic terraces; a layout spread over three levels; three modern bathrooms, all with windows; high-quality finishes and energy-efficient windows and doors.
The property is pre-wired for home automation systems.

One of the aspects that makes this property particularly appealing is its location.
The property is situated in an elegant, exclusive residential neighborhood, characterized—as mentioned—by the presence of international owners who have chosen Moneglia as their preferred destination to spend their vacations or live part of the year in a setting of great charm.

A location appreciated by those who seek privacy, tranquility, and quality of life, without sacrificing proximity to the sea and local amenities.

Here, the value lies not only in the home itself but also in its surroundings: the Mediterranean vegetation, the unobstructed view of the Gulf, and the opportunity to experience the Ligurian Riviera from a truly privileged vantage point.

There is the option to purchase two private parking spaces.

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Details of amenities

Available only upon request and at an additional cost: 2 parking spaces

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All about the location

Moneglia: The Authentic Charm of the Ligurian Riviera

The center of Moneglia, the beaches, and the village's quaint restaurants are about a 5-minute drive or a 15-minute walk away.

Nestled in a beautiful bay between two headlands covered in Mediterranean vegetation, Moneglia retains the charm of the most authentic Ligurian towns: crystal-clear waters, beaches, restaurants, shops, and a lively historic center—yet far from the hustle and bustle of mass tourism.

Its location on the Riviera di Levante also makes it easy to reach other renowned coastal destinations, including Sestri Levante and the Cinque Terre.

The property is located in a quiet and elegant residential area, nestled among the green Ligurian hills yet just a 5-minute drive (or 15-minute walk) from the heart of Moneglia and its Blue Flag beaches.

Moneglia is one of the gems of the Riviera di Levante: crystal-clear waters, well-equipped beaches, traditional restaurants, boutiques, and essential amenities are all within easy reach. The town center is lively but never chaotic, ideal for those seeking relaxation and a high quality of life.

Bus stops are located in the immediate vicinity.
Convenient access by car with parking available.
Supermarkets, a pharmacy, cafes, and restaurants are all within a 2-kilometer radius.

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Other information

The town of Moneglia is located on the Riviera di Levante, east of Genoa—it is the easternmost municipality in the metropolitan area—and about 30 km from La Spezia. The town lies within a wide bay bordered by two headlands, both rich in Mediterranean vegetation and pine forests: to the west lies the headland of Punta Moneglia, and to the east, that of Punta Rospo. While the former is entirely wild and accessible only via trails, the latter features several residential areas extending all the way to the village of Lemeglio. The Moneglia area is mainly crossed by two torrent-like watercourses—which often run dry or have low flow during the hottest months—and by numerous streams flowing down from the hills surrounding the village.
In the western part of the village flows the San Lorenzo stream, which is covered in its final stretch and used as a road and parking lot, while the Bisagno stream flows to the east.

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Contact partner

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