



Charming villa "Anti-seismic" with Panoramic view, Elba Island, Tuscany, Italy Private sale of Villa Fenice  
a charming villa on three levels, located in the municipality of Marciana Marina - Elba Island, Tuscany,  
Italy.

The Island is divided into 8 municipalities (Portoferraio, Campo nell'Elba, Capoliveri, Marciana, Marciana Marina, Porto Azzurro, Rio Marina e Rio nell'Elba) with a total population of about 30.000 inhabitants, which increases considerably during the summer.

Marciana Marina is one of the most important towns of the island and is situated at sea level, with nearly 2.000 inhabitants. The climate is warm and temperate with an average annual temperature of around 16.2 °C.

The promenade going from the old part of the town called Il Cotone upto The Medicea Tower has

preserved the original architectonical and urbanistic features of the 18th century, so typical to the coastal



Charming villa Anti-seismic  
with Panoramic ruin, Elba  
Island and the Tuscan  
Sea

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The property has a sea view of 180° including a fantastic viewpoint that overlooks the gulf of Mariciana Marina, surrounded by approx. 8000 square meters of Mediterranean vegetation, Pines, situated in the most reserved and exclusive part of the town with walkthrough to Leticetta Beach. The villa also includes a small panoramic ruin, found on a 850sq.m plot, accessible on foot, near the center and the sea. An

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excellent investment opportunity. TO SEE THE VIRTUAL TOUR VISIT - IEVTstudio by Tom Calce -  
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