

## BERTH FOR SALE | PORTO MIRABELLO, Italy



DIMENSIONS: 40M X 9M

LEASE TERM: 2067 (31 DEC 2067)

ASKING PRICE: EUR 1,500,000 (VAT Paid)

MARINA: PORTO MIRABELLO

BERTH NUMBER: A06

LOCATION: LA SPEZIA, ITALY



Porto Mirabello is situated in the Gulf of La Spezia, a short distance from Tuscany. Surrounded by hills, it is an extraordinary water amphitheatre, and is very well sheltered and protected. It is the perfect starting point for cruising to many favoured Mediterranean destinations.

The area between La Spezia and Viareggio is specialized in yacht building and maintenance and is an ideal location at which to base your yacht. Porto Mirabello has excellent amenities and this 40m x 9m berth is very well positioned within the marina.



## *lifestyle*

Located in the heart of the Bay of Poets, Porto Mirabello brings to life tales of the famed English writers Mary and Percy Shelley, and Lord Byron himself. Dante, Petrarch, Oreste Carpi and Mario Soldati were also mesmerised by the beauty of the area, spending extensive time in the area profiting from Portovenere, San Terenzo and Tellaro and more. Today, there is convenient access to Cinque Terre, Portofino and Forte dei Marme.

## *facilities*

Away from the local cruising, Porto Mirabello offers easy access from Genoa and Pisa Airports and also has its own dedicated helipad. Berth A06 is situated in the heart of the marina, close to the commercial centre offering:

Shopping gallery with over 30 shops  
11 bars, wine bars, restaurants and pubs  
25 metre swimming pool  
Gym

Basketball and Paddle courts  
Concierge service  
Parking dedicated to each berth  
Small shipyard for all winter and maintenance needs







### KEY POINTS

Size: 40m x 9m | Lease: 2067

50 mins from Pisa and Tuscany. Modern marina, 47 year lease includes 1 parking spaces + 1 garage

NOW €1,500,000 Tax Paid

### BROKER'S COMMENT

With the number of yacht owners growing and the average length of a yacht increasing, there is an overwhelming need for quality berths in the Mediterranean. It can be extremely difficult for a broker or yacht owner to find the perfect berth to suit their requirements.

Is sure that the right choice is this Berth in Porto Mirabello Also available for sale for 1,650,000 Euro Tax Paid is a 40m x 9m berth in La Spezia that can dock a yacht up to 44m. (MARINA A6).

This berth is the best position in the center of the main square of the marina, only 40 meters the luxury restaurant e the amazing swimming pool and other amenities.