



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



12 Newcastle, Ocean City, NJ, 08226

Price \$9,300,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 5             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 70.60         |
| Listing #    | 252821        |
| Taxes        |               |

#### COMMENTS

Welcome to Casa al Mare, a bespoke single-family coastal sanctuary in Ocean City's prestigious Gardens neighborhood custom built by Georgetti Construction. Positioned directly across the street from the beach, this residence captures sweeping ocean views while showcasing architectural pedigree, cutting-edge technology, and timeless Shore style. Masterfully built, the hom...

#### PROPERTY FEATURES

|                          |               |                      |                  |
|--------------------------|---------------|----------------------|------------------|
| OutsideFeatures          | ParkingGarage | OtherRooms           | InteriorFeatures |
| Patio                    | Garage        | Living Room          | Bar              |
| Enclosed/Covered Patio   | 3 Car         | Dining Room          | Elevator         |
| Porch                    |               | Kitchen              | Fireplace- Gas   |
| Grill                    |               | Den/TV Room          | Security System  |
| Fenced Yard              |               | Eat-In-Kitchen       | Smoke/Fire Alarm |
| Sidewalks                |               | Laundry/Utility Room | Storage          |
| Outside Shower           |               |                      | Walk in Closet   |
| In Ground Pool           |               |                      | Kitchen Island   |
| Sprinkler System         |               |                      | Security Camera  |
| Security Camera          |               |                      |                  |
| Electric Vehicle Charger |               |                      |                  |

|                           |              |             |                       |
|---------------------------|--------------|-------------|-----------------------|
| AppliancesIncluded        | AlsoIncluded | Heating     | Cooling               |
| Self-Clean Oven           | Drapes       | Gas Natural | Central Air Condition |
| Microwave Oven            | Curtains     | Multi-Zoned | Multi Zoned           |
| Refrigerator              | Shades       |             |                       |
| Washer                    | Blinds       |             |                       |
| Dryer                     | Rugs         |             |                       |
| Dishwasher                | Furniture    |             |                       |
| Disposal                  |              |             |                       |
| Burglar Alarm             |              |             |                       |
| Smoke/Fire Detector       |              |             |                       |
| Stainless steel appliance |              |             |                       |

|              |        |        |
|--------------|--------|--------|
| HotWater     | Water  | Sewer  |
| Gas- Natural | Public | Public |

#### CONTACT

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**Ask for Barbara Varacalli**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-4706**  
**Email to: [bav@bergerrealty.com](mailto:bav@bergerrealty.com)**



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