

Villa Aura

Noto

HOUSE SURFACE	400 sqm
LAND SURFACE	4.2 ha
UNIT	1
BEDROOMS	3
BATHROOMS	4
VIEW	Sea, Etna, Countryside
WATER	no
ELECTRICITY	si



A Contemporary Villa with a Sicilian Soul

In one of the most scenic areas of the Val di Noto, an exclusive approved project is for sale for the construction of a contemporary-style luxury villa, set in approximately 4.2 hectares of land. The villa, which will cover a living area of approximately 400 square meters, blends in perfectly with the surrounding landscape, offering extraordinary views of the Mediterranean Sea, Mount Etna, and the rolling valleys that characterize this unique region of Sicily. The dominant position guarantees absolute privacy and total immersion in the natural beauty of the area.

The project features extremely refined interiors: three bedrooms, including a master suite with private bathroom and walk-in closet, a large open-plan living room, gourmet kitchen, four bathrooms, and versatile spaces designed to welcome and impress. The architecture integrates traditional local materials, such as Sicilian stone and ceramics, with modern and essential lines, creating an authentic yet sophisticated aesthetic. Every detail has been carefully considered to offer maximum comfort, thanks also to the use of home automation technologies and state-of-the-art systems.

Spaces to Live In and Outdoors, with Endless Views

The open-plan rooms have been designed to blend seamlessly with the outdoors, creating a perfect union between nature and architecture. Large windows, panoramic terraces, private gardens, and a beautiful infinity pool with sea views complete the living experience, offering the perfect setting for both intimate moments of relaxation and convivial events. Natural light floods into every room, enhancing the fine finishes and creating a welcoming and airy atmosphere.

This property is not just a villa: it is a philosophy of life. A turnkey project that combines international design, local identity, and cutting-edge technology. Ideal for those who want an exclusive home or a second home in a setting of absolute prestige, this villa also represents an excellent investment opportunity in the heart of southeastern Sicily, just minutes from Noto, the coast, and major roads. An elegant and authentic retreat where you can live in harmony with the landscape and the millennial history of this wonderful island.

PRICE

3,050,000.00 €

Caratteristiche

- Garden
- Mediterranean Essences
- Panoramic
- Sea View
- Peaceful Location

