REAL ESTATE
HOME SUD HOME

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Villa Gea

Noto

HOUSE SURFACE	450 sqm
LAND SURFACE	6.7 ha
UNIT	1
BEDROOMS	5
BATHROOMS	5
VIEW	Sea, Etna, Countryside
WATER	si
ELECTRICITY	si

Exclusive Project for a Modern Villa in the Noto Countryside

In one of the most scenic and sought-after areas of the Val di Noto, just a few minutes from the Baroque historic center and the golden shores of the Mediterranean Sea, an extraordinary project is taking shape: a contemporary-style luxury villa perfectly integrated into the Sicilian landscape. The project, which has already been approved, involves the construction of a residence of approximately 450 square meters on a 6.7-hectare plot of land, characterized by a commanding view of the sea, Mount Etna, and the surrounding valleys. The house will include five bedrooms, including a master suite with private bathroom and walk-in closet, four bathrooms, a large living room and kitchen with island, as well as outdoor areas designed for socializing and relaxation.

The villa's design is intended to maximize natural light, with large windows connecting the interior to terraces, private gardens, and a spectacular infinity pool with sea views. The materials chosen blend traditional elements—such as local stone and Sicilian ceramics—with modern and elegant finishes, for an aesthetic result that combines authenticity and refinement. Every detail of the home will be carefully designed to ensure the highest level of living comfort, with home automation systems, state-of-the-art energy systems, and a perfect balance between functionality and style.

An Investment in the Heart of Authentic Sicily

In addition to the quality of the design and the high residential potential, the location of this villa is a key element of its value: the property is situated in an unspoiled natural setting, among olive groves, almond trees, carob

trees, and Mediterranean plants, with a panorama that extends to the sea and the imposing profile of Mount Etna. Privacy is absolute, but at the same time, connections to Noto, Marzamemi, Syracuse, and the highway are convenient and quick. The villa will be built on one of the highest and most picturesque points in the area, with easy access and the possibility to customize every aspect of the project.

This real estate proposal is perfect for those looking for an exclusive residence in Sicily, or for those who want to create a high-end tourist facility. The project is being sold turnkey with all permits already approved, ensuring rapid completion. A rare opportunity that combines scenic beauty, architectural quality, and a secure investment in an area of growing international value. A place to live, welcome guests, or simply rediscover time, surrounded by the light and power of Sicilian nature.

PRICE
3,350,000.00 €

Caratteristiche

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