

# Villetta Marina Nord

## Pachino

HOUSE SURFACE	79 sqm
LAND SURFACE	7,500 sqm
UNIT	1
ROOMS	4
BEDROOMS	2
BATHROOMS	2
VIEW	Sea
WATER	si
ELECTRICITY	si



### Newly Built Villa a Short Walk from the Sea

Just over 200 metres from the coast, a newly built villa is offered for sale, set in a quiet area inhabited all year round, ideal both as a main residence and as a holiday home. The property covers an area of approximately 79 square metres and is designed to offer comfort, functionality and a strong connection with the surrounding marine environment.

The interior spaces include a kitchen, a bright living room, two bedrooms, one with an en-suite bathroom, and a second bathroom. A terrace with sea views completes the property, offering an ideal space to relax outdoors and enjoy the sea breeze and Mediterranean sunsets. The villa will be delivered complete and ready for use, in accordance with the finishes specified in the project.

### Authorised swimming pool, large grounds and strategic location

The approved project includes the construction of a swimming pool, which can be completed at an additional cost, further enhancing the property and transforming it into a truly charming seaside villa. The villa is surrounded by approximately 7,500 square metres of land, ensuring privacy, space and the possibility of creating gardens, relaxation areas and areas dedicated to outdoor living.

The location is absolutely prime: the property is just a short walk from the coast, in a picturesque spot where two seas meet, and only 10 minutes from the village of Marzamemi, renowned for its charm, restaurants and

unique atmosphere. Thanks to the combination of new construction, proximity to the sea, authorised swimming pool and large grounds, this property represents an excellent investment opportunity in Sicily, perfect for those looking for a modern home just a stone's throw from the sea.

**PRICE**  
350,000.00 €

### **Caratteristiche**

- Mediterranean Essences
- Sea View
- Terrace
- Peaceful Location
- Great for building a villa

