

## Tenuta di Giusi

 Ispica (Italy)

Property ID: HSH\_1143 -2022



Property Code **HSH\_1143-2022**: Tenuta Giusi. This beautiful property is located a few kilometers from Ispica (RG) and the beach of Santa Maria del Focallo (Blue and Green Flag), and a short distance from the cities of Modica, Ragusa, Scicli, Noto, Pozzallo and Marzamemi, queens of Sicilian Baroque. The location is placed on a hill embellished with palm trees, olive trees, carob trees, citrus trees, Mediterranean scrub, lawns and ornamental plants from all over the world. It covers an area of 18,000 sqm, structured as follows. The Master Villa has 2 floors, for a total of about 340 square meters with a beautiful winter garden of about 80 sqm. It consists of a ground floor with entrance hall, large living room, 2 bathrooms, laundry room, kitchen, hallway. The second floor with 3 bedrooms, hallway, 2 bathrooms, 2 terraces and attic space of 50 square meters. Two outbuildings connected to the villa, with separate entrances and respectively composed of 2/3 bedrooms, bathrooms and kitchens. There is another independent building in front of the pool of about 95 sqm with 3 bedrooms, 3 bathrooms, living room with kitchen and 3 separate entrances for a total of 9 beds. A beautiful swimming pool of about 115 sqm completes the facility with large solarium for an area of about 400 sqm, wooden pergola with bamboo cover, engine room, bathroom and shower, a barbecue area and an outdoor laundry. The same property includes another commercial property used as a restaurant with an indoor area of 300 square meters for a total of 120 seats with 3 bathrooms, bar, wood-burning oven, kitchen with bathroom and related equipment + outdoor terrace with an area of 280 square meters for a total of 150 seats with iron structure and sails, 3 bathrooms, outdoor area with fountain and waterfalls and 2 large parking lots, with 250 cars capability. The property has air conditioning and heating system, a photovoltaic system of 12 KW with storage located on the roof of the main villa, power generator, drill, automatic main gate with video intercom and 2 sliding gates separating the property A from the property B. This represents an excellent investment opportunity in the restoration and hospitality. The purchase options, from the reference photos are: A (Restaurant + Land of relevance) or A + B (Restaurant + Land of relevance + receptive structure).

### Features

**Land** – 18.000 sqm

**Water** – Yes

**Power Supply** – Yes

**Hamlet** – A 300 sqm / A+B 1.545 sqm

**Protected Area** – No

**Sea View** – Yes

**Price** – A € 1.170.000,00  
A+B € 2.700.000,00