

Tenuta I Marchesi di Noto

HSH 675

Price On Request

📍 Noto (Sicily)



A prestigious hospitality complex set in the panoramic hilly territory of Noto, composed of multiple buildings and featuring reception and offices, bar, restaurant halls, mini-apartments with covered verandas, en-suite rooms, a wellness/SPA center, swimming pools and an equestrian area, plus kitchens, laundry, storage rooms and technical spaces. Total hospitality built area approx. 3,289.41 sqm. High-quality finishes: marble floors (pietra-pece style) in key SPA areas, wooden internal/external frames, outdoor surfaces in compacted earth, cobblestone and stone paving, limestone masonry and dry-stone walls, and low-impact lighting integrated into the landscape. Amenities include equipped green areas, an outdoor pool bar, two irregular-shaped pools, internal roads/parking/yards (approx. 3,300 sqm) and a paved poolside area (approx. 1,300 sqm). Fully compliant systems: complete air conditioning with air-treatment units where needed, structured water supply (stream intake + cistern + buried tanks), wastewater treatment with Imhoff tanks and sub-irrigation, solar thermal for hot water and a 41 kW photovoltaic system. Included: an agricultural estate of approx. 35 hectares with rural buildings and diversified crops (vineyard, olive grove, citrus grove, almond grove, carob trees, arable land, pasture). An outstanding, high-end real estate operation and investment opportunity for a luxury resort, events and experiential tourism in Sicily.

Complesso alberghiero di prestigio nel territorio collinare panoramico di Noto, articolato in più corpi di fabbrica e dotato di reception con uffici, bar, sale ristorante, mini appartamenti con verande, camere con bagno, centro benessere/SPA, piscine, maneggio, oltre a cucine, lavanderia, magazzini e locali tecnici. Superficie complessiva struttura ricettiva circa 3.289,41 mq. Finiture di livello: pavimenti in marmo tipo pietra pece in tisaneria/spogliatoi/sale massaggi, infissi in legno, esterni con terra battuta, acciottolato e basolato, recinzioni in pietrame e muri a secco, illuminazione a basso impatto ambientale. Dotazioni: aree verdi attrezzate, bar all'aperto, due piscine, strade/parcheggi/piazzali (circa 3.300 mq) e area pavimentata in prossimità piscina (circa 1.300 mq). Impianti a norma: climatizzazione completa e A.T.A., rete idrica con presa su torrente e serbatoi interrati, smaltimento reflui con fosse Imhoff e sub-irrigazione, solare termico e fotovoltaico da 41 kW. Inclusa azienda agricola di circa 35 ettari con fabbricati rurali e colture (vigneto, oliveto, agrumeto, mandorleto, carrubeto, seminativo, pascolo). Eccellente opportunità di investimento per resort di fascia alta, eventi e turismo esperienziale.



35 HA



3289 SQM



Yes



Yes



Yes