

NOTO | SICILY

DIMORA PIRAINO



Contemporary Villa with Panoramic Views

Dimora Piraino is a luxury villa with a contemporary design, set within an exceptionally charming natural landscape in the territory of Noto, Sicily. The project has been conceived to offer outstanding living comfort, high energy efficiency and a harmonious dialogue with the surrounding environment.

The design is based on a philosophy of low environmental impact and energy efficiency, integrating modern architectural solutions with high-quality materials, carefully selected to ensure durability, refined aesthetics and long-term performance.

A distinctive feature of the property is its direct access to the Piraino River, which adds rare value and a further sense of connection with nature.





ARCHITECTURE AND SPACES

The villa extends over approximately 300 sqm of internal living space, complemented by 112 sqm of covered and uncovered outdoor areas, conceived as a natural extension of the interior environments. The spatial layout prioritizes generous, light-filled spaces, with a seamless connection between the living area, outdoor spaces and the swimming pool, creating a living experience focused on privacy, conviviality and everyday well-being.

The property offers a total of 4 bedrooms (three in the main villa and one in the guesthouse), 6 bathrooms, as well as service rooms, laundry room, pantry, study and technical areas. The architectural design enhances orientation, panoramic views and the direct relationship with the land, offering open vistas over the Sicilian landscape and an atmosphere of absolute tranquility.

OUTDOOR SPACES, SWIMMING POOL AND GUESTHOUSE

The outdoor areas have been designed to fully embrace the Mediterranean climate. The approximately 48 sqm infinity pool represents the focal point of the outdoor living area, perfectly integrated into the natural surroundings.

The property is completed by an independent guesthouse of approximately 75 sqm, featuring a living area, one bedroom, two bathrooms, technical rooms and an outdoor veranda. This additional unit is ideal for guests or staff, ensuring enhanced privacy, comfort and functionality.

MATERIALS AND FINISHES

Every construction element has been conceived with particular attention to execution quality. The reinforced concrete load-bearing structures, high-performance walls with external thermal insulation, and carefully selected interior and exterior finishes ensure solidity, comfort and a refined contemporary aesthetic.



SURFACES AND SPACE DISTRIBUTION

MAIN VILLA – INTERIORS

Living : 132,70 sqm
Entrance: 12,11 sqm
Pantry: 7,72 sqm
Laundry: 3,88 sqm
Hallway: 6,50 sqm
Studio: 16,00 sqm
Bedroom A: 29,35 sqm
Bathroom Bedroom A: 5,62 sqm
Bedroom B: 17,95 sqm
Bathroom Bedroom B: 4,05 sqm
Guard room / third room: 27,21 sqm
Bathroom Guard room: 7,50 sqm
WC Living: 5,38 sqm
Technical Room: 23,50 sqm
Total internal surface area of villa: 299.47 sqm

MAIN VILLA – EXTERIORS

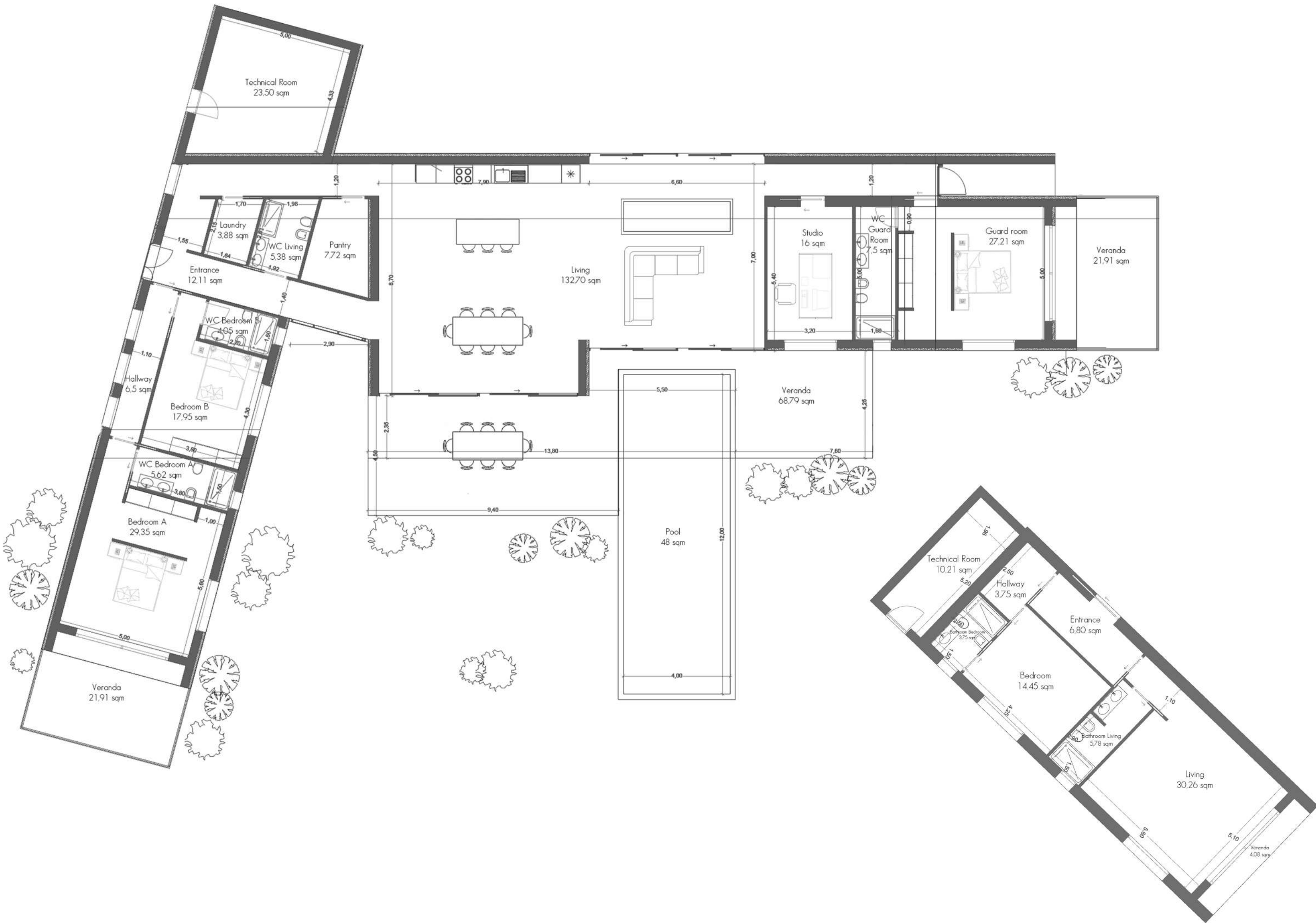
Veranda A: 68,79 sqm
Veranda B: 21,91 sqm
Veranda C: 21,91 sqm
Total external surface area of villa: 112,61 sqm

DEPENDANCE – INTERIORS

Entrance: 6,80 sqm
Living: 30,26 sqm
Bedroom: 14,45 sqm
Bathroom Living: 5,78 sqm
Bathroom Bedroom: 3,75 sqm
Hallway: 3,75 sqm
Technical Room: 10,21 sqm
Total internal surface area of dependance: 75,00 sqm

DEPENDANCE – EXTERIORS

Veranda: 4,08 sqm





CONSTRUCTION AND WARRANTIES

The development is entrusted to a structured organization that manages the entire turnkey construction process, from works coordination to final delivery. The project is covered by comprehensive insurance policies protecting both the property and the client, ensuring safety, reliability and transparency throughout every phase of construction.

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