

NOTO | SICILIA

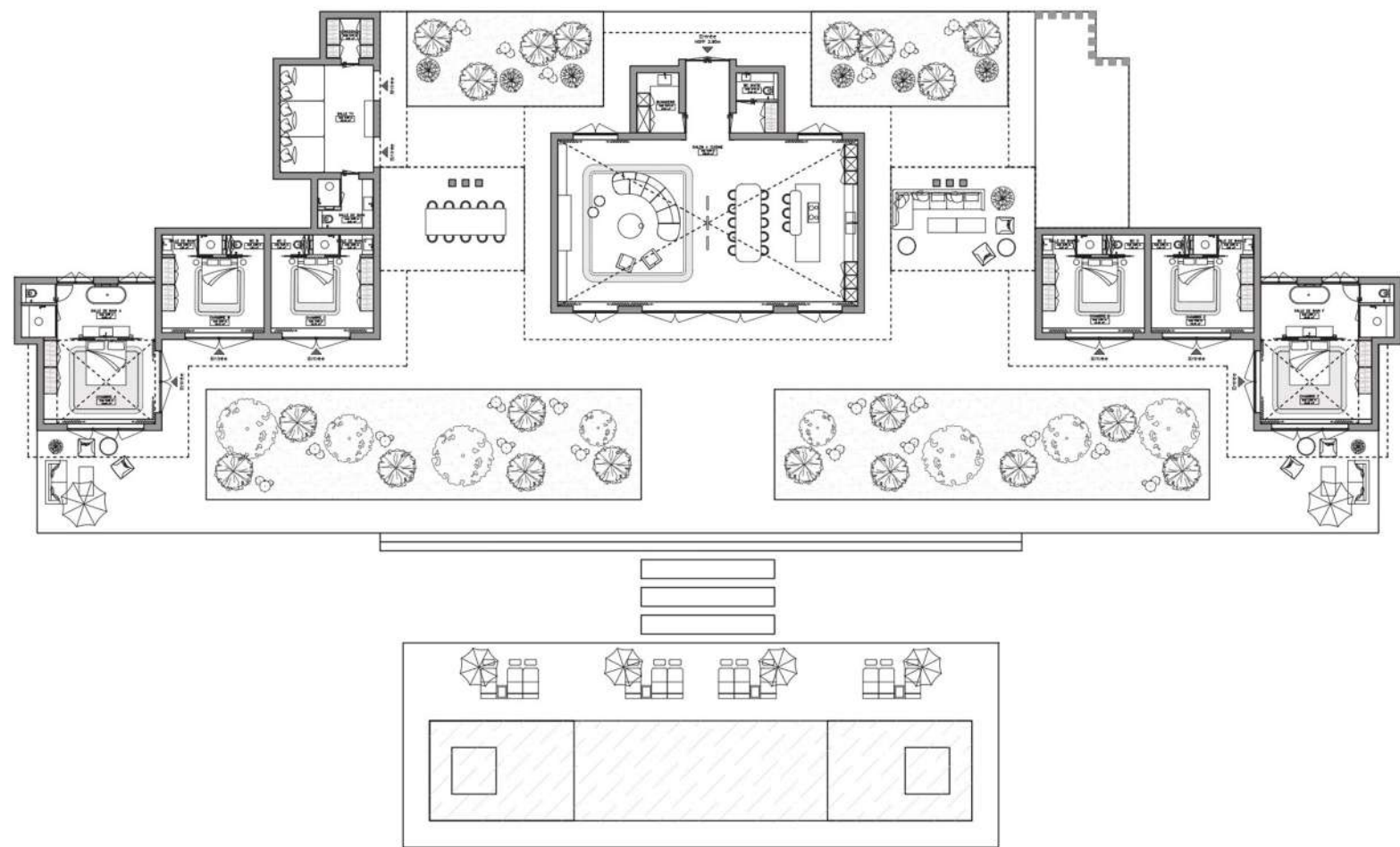
DIMORA CAVAMMARE



A PANORAMA OVERLOOKING THE SEA,
MOUNT ETNA AND THE VAL DI NOTO

Nestled in the countryside surrounding Noto, in one of the most exclusive locations in south-eastern Sicily, this remarkable property offers one of the most breathtaking panoramas in the Mediterranean. Set within approximately 2.8 hectares of Mediterranean landscape, the estate enjoys an elevated position with uninterrupted views stretching across the sea, the island of Ortigia, the Syracuse coastline, the Contessa Plain and the majestic silhouette of Mount Etna.

From sunrise to sunset, the landscape transforms with the changing light, creating an ever-evolving scenery where sea, countryside and mountains blend into a single extraordinary horizon. A place where tranquillity, nature and beauty come together, offering an authentic Mediterranean lifestyle deeply connected to its surroundings.





A CONTEMPORARY VILLA DESIGNED TO BLEND WITH THE LANDSCAPE

The property benefits from a fully approved architectural project for the construction of an elegant contemporary villa of approximately 300 sqm, carefully designed to integrate seamlessly with its natural surroundings through a refined architectural language inspired by traditional Sicilian materials and craftsmanship.

Expansive glazing, light-filled interiors and open-plan living spaces allow the surrounding landscape to become an integral part of everyday life. Every room has been oriented to maximize the spectacular views, creating a continuous dialogue between architecture and nature while offering a timeless and immersive living experience.

SPACES DESIGNED FOR COMFORT AND WELL-BEING

The project includes six spacious en-suite bedrooms, generous living areas dedicated to entertaining and everyday comfort, and interiors carefully designed to combine privacy, elegance and functionality.

Outside, a spectacular panoramic swimming pool overlooks the surrounding landscape, accompanied by a 20 sqm pool house that can serve as a wellness area, guest pavilion or private retreat. Every element has been conceived to create an exclusive residence where architecture, landscape and quality of life exist in perfect harmony.



AN OLIVE GROVE THAT BECOMES PART OF THE ARCHITECTURE

The estate is enhanced by a magnificent productive olive grove that defines the character of the landscape and becomes an integral part of the architectural vision. Centuries-old olive trees accompany the outdoor spaces and frame the residence, creating a timeless Mediterranean atmosphere where nature is not simply the backdrop, but an essential part of the living experience.

The dialogue between architecture and landscape creates a sense of serenity and authenticity, allowing residents to enjoy an environment where every view reflects the beauty of the Sicilian countryside.

PRIVACY, NATURE AND AN EXCEPTIONAL QUALITY OF LIFE

The generous size of the estate guarantees complete privacy while maintaining a privileged relationship with the surrounding territory. Just minutes from the Cavagrande del Cassibile Nature Reserve, and within easy reach of the historic center of Noto and the Ionian coastline, the property offers an exceptional balance between seclusion and accessibility.

A place where the silence of nature meets the cultural richness of south-eastern Sicily, creating an ideal setting for contemporary Mediterranean living.

AN EXCLUSIVE INVESTMENT IN THE VAL DI NOTO

The presence of a fully approved project represents a significant added value, allowing future development to begin with reduced timeframes and greater efficiency.

The combination of a buildable plot, approved architectural plans, a productive olive grove and one of Sicily's most spectacular panoramic settings makes this property one of the most exclusive real estate opportunities currently available in the Val di Noto. Whether conceived as a prestigious private residence, a luxury rental villa or a high-end investment, the project offers an exceptional opportunity to combine architecture, nature and one of the Mediterranean's most iconic landscapes.



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info@homesudhome.it
www.homesudhome.it