

NOTO | SICILY

COLLE DEI FIUMI

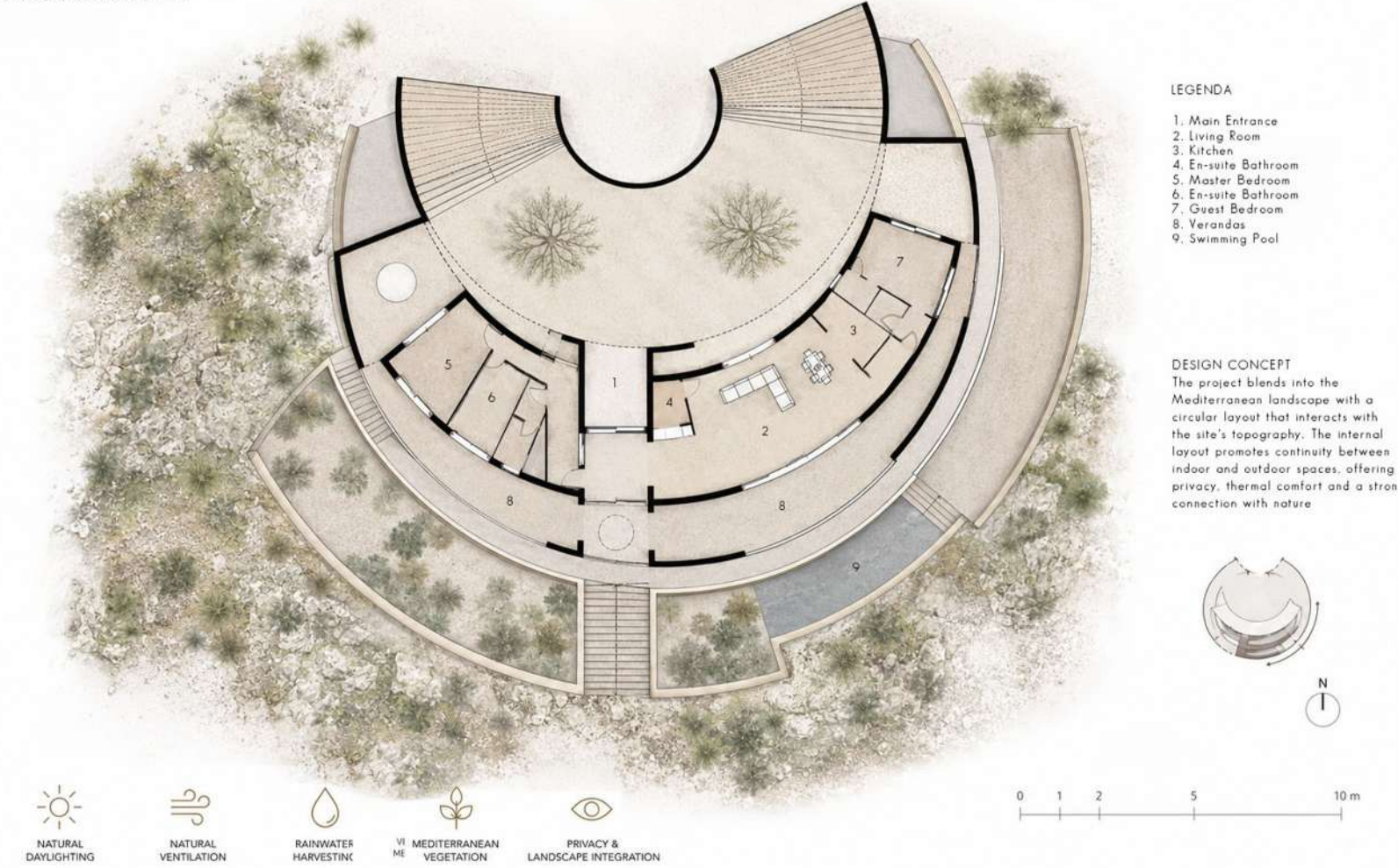
A CONTEMPORARY VILLA IN THE HEART OF THE NOTO COUNTRYSIDE

Set within the unspoiled hills surrounding Noto, this exclusive residential project has been conceived to enhance one of the most remarkable natural settings in south-eastern Sicily. The property extends across approximately 11 hectares of panoramic land, where nature takes center stage and the architecture blends discreetly into the landscape, offering a contemporary interpretation of Mediterranean living.

The project envisions a luxury villa with an independent guesthouse, totaling approximately 600 sqm of built area, designed to provide privacy, comfort and a seamless connection with the surrounding environment. A place created for those seeking to experience the authentic spirit of Sicily, immersed in silence, natural light and the timeless beauty of the countryside.



FLOOR PLAN
GROUND FLOOR PLAN



A PROJECT DESIGNED FOR THE LANDSCAPE
The villa is the result of a careful analysis of the local area, following the natural contours of the land and orienting each room towards the most striking views of the valleys and surrounding mountains.

Clean-lined forms, large windows and fluid spaces allow natural light to become an integral part of the architecture, creating a sense of continuity between the interior and exterior. The result is a residence that engages with the landscape rather than imposing itself upon it, offering an elegant, contemporary living experience that is deeply rooted in the Mediterranean context.



SPACES DESIGNED FOR INDOOR-OUTDOOR LIVING

The residence has been conceived to celebrate its connection with nature through spacious, light-filled interiors that naturally extend into the outdoor spaces.

The project includes en-suite bedrooms, a generous panoramic living area, a rooftop terrace and a swimming pool with sun deck, all designed as natural extensions of the home. Every environment is carefully planned to maximize comfort while embracing the surrounding landscape, creating a lifestyle where architecture, nature and well-being coexist in perfect harmony.





A PRIVATE ESTATE SURROUNDED BY NATURE

The generous size of the property allows it to be experienced as a true private estate, offering complete privacy and an exceptional sense of exclusivity.

Walking paths through the landscape, relaxation areas and outdoor living spaces can be seamlessly integrated into the natural environment, creating endless opportunities for customization. The peaceful setting makes this property ideal for those seeking a secluded residence without sacrificing convenient access to the cultural and coastal attractions of the Val di Noto.

AN EXCLUSIVE CONNECTION WITH WATER AND THE LANDSCAPE

One of the property's most distinctive features is its exclusive access to the river flowing through the valley below, adding an exceptional natural element that makes this project truly unique.

The presence of the river enriches the landscape, creating a remarkable balance between water, vegetation and rolling hills. This direct connection with nature offers the opportunity to enjoy peaceful walks, moments of relaxation and outdoor activities in complete privacy, transforming the estate into an authentic retreat immersed in the Sicilian countryside.





AN EXCLUSIVE INVESTMENT OPPORTUNITY IN THE VAL DI NOTO

This property represents a rare opportunity to create a contemporary residence within one of Sicily's most desirable locations. Its proximity to Noto, the outstanding natural setting and the availability of a fully developed architectural project make it particularly attractive both as a prestigious private residence and as a high-value real estate investment.

An additional advantage is the presence of existing infrastructure, including electricity and water connections already available on site, allowing future development to begin more efficiently. The asking price refers exclusively to the land, while the approved project provides an outstanding foundation for creating a bespoke residence that combines contemporary architecture, nature and an exceptional quality of life.

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info@homesudhome.it
www.homesudhome.it