

AVOLA | SICILY

VILLA LUCE DI SICILIA

A CONTEMPORARY VILLA BETWEEN THE SEA, NATURE AND MOUNT ETNA

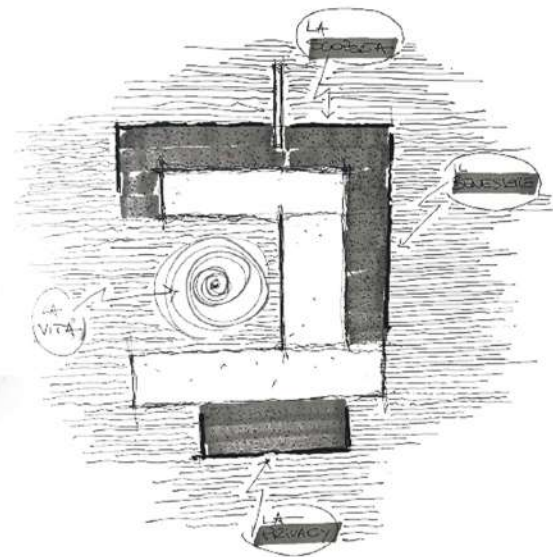
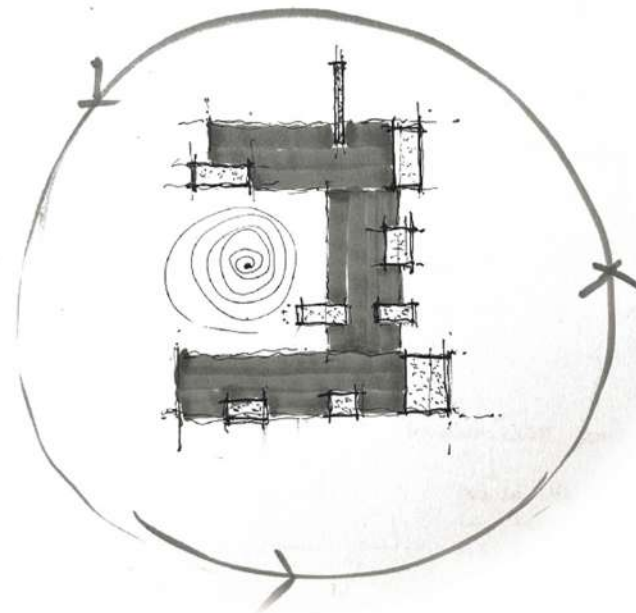
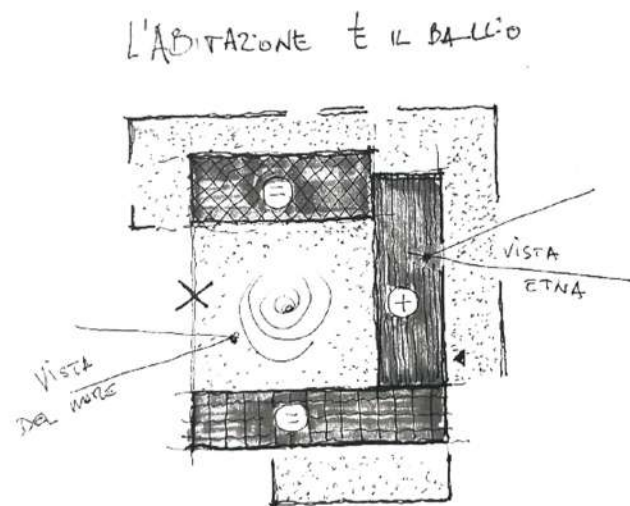
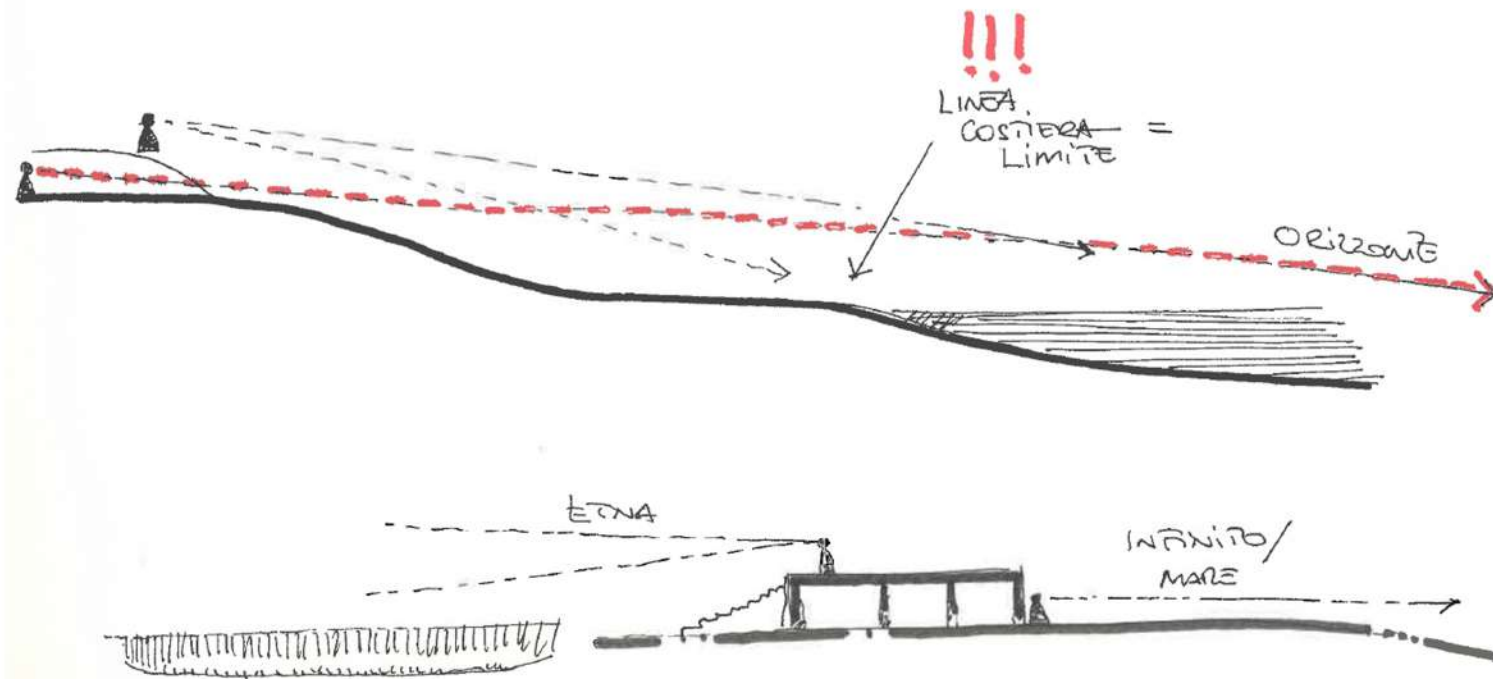
Set within the rolling landscape of Sant'Elia, between Avola and Noto, this residential project reinterprets Mediterranean living through a contemporary architectural vision. Immersed in approximately 3.5 hectares of panoramic land, the property enjoys an exceptional position overlooking both the sea and Mount Etna, within one of the most captivating areas of south-eastern Sicily.

The villa is conceived as a discreet and deeply site-sensitive piece of architecture: low volumes, essential lines and warm textured materials allow the project to blend naturally into the morphology of the landscape, maintaining a constant dialogue with light, vegetation and the Mediterranean horizon. The orientation of the spaces, the framed views and the spatial composition are carefully designed to enhance the panorama throughout the day, creating a seamless continuity between interiors, patios, courtyards and gardens.

The result is a quiet and panoramic retreat, conceived both as an exclusive private residence and as a unique real estate investment opportunity in Sicily.



SCHIZZI PRELIMINARI



IL LIMITE
COME SCOPERTA

UNO SPAZIO
FLUIDO PRENDE
FORMA DALLA
VALEZZIONE
DEL VUOTO
SI GENERA
PER SOTTRAZIONE

MEDITERRANEAN ARCHITECTURE WITH AN ESSENTIAL LANGUAGE

The project develops a contemporary and essential architectural language, inspired by Mediterranean tradition and reinterpreted through a refined and contemporary vision.

Monolithic surfaces, natural tones and balanced proportions define an elegant and understated architecture, capable of blending into the landscape without imposing itself upon it. The use of warm, textured materials strengthens the connection with the territory, creating spaces that feel both authentic and welcoming.

The project stands out for its ability to balance contemporary aesthetics with local identity, transforming the architecture into a discreet yet strongly recognizable presence within the landscape.

LIGHT, VIEWS AND RELATIONSHIP WITH THE LANDSCAPE

Every space within the villa is designed to enhance the relationship with the landscape and Mediterranean light.

Openings are carefully positioned to frame the sea, Mount Etna and the surrounding gardens, transforming the panorama into an integral part of the living experience. Patios, courtyards and outdoor pathways create a continuous sequence of open and protected spaces, where shadows, reflections and vegetation define ever-changing atmospheres throughout the day.

INTERIOR SPACES DESIGNED FOR INDOOR-OUTDOOR CONTINUITY

The main villa extends across approximately 610 sqm of covered area, with spacious and fluid interiors conceived to naturally extend everyday living towards the outdoors.

The living and dining areas connect directly with terraces, porticoes and panoramic outdoor spaces, creating a seamless continuity between architecture and landscape that allows the home to be experienced in an open and immersive way. The spatial organization prioritizes comfort, privacy and quality of living, while maintaining a constant relationship with the surrounding natural environment.

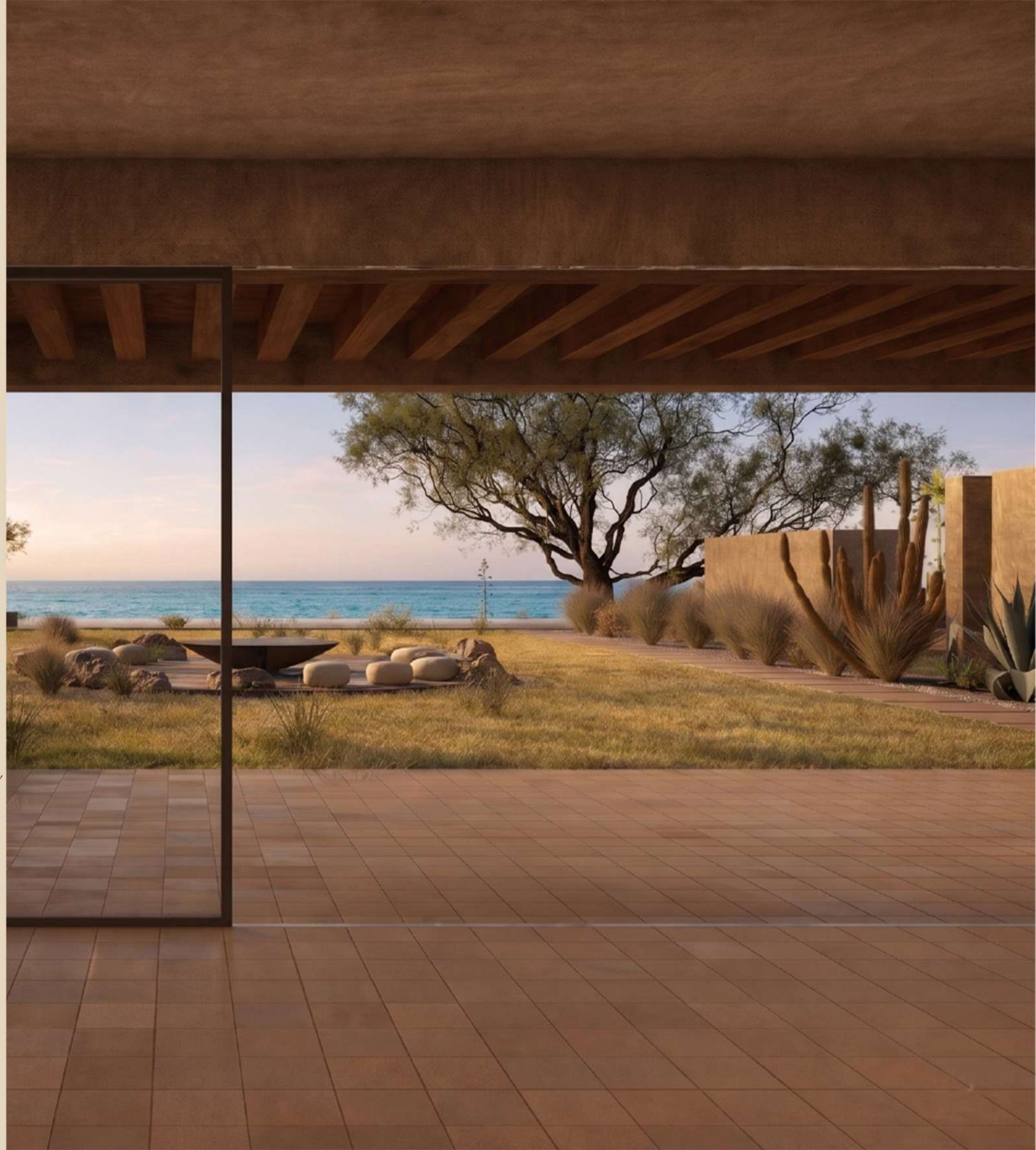
Every room is designed to welcome light, views and vegetation, transforming the residence into a deeply Mediterranean living experience.

COURTYARDS, PATIOS AND PROTECTED PATHWAYS

The entire project is organized around a system of internal courtyards and patios that introduce natural light, ventilation and vegetation into the architectural composition.

These spaces become places of transition and contemplation, capable of creating an intimate and quiet atmosphere even within the most open areas of the property. Protected pathways guide movement through the house and gardens, creating a sequence of framed views towards the landscape and the sea.

Architecture is therefore experienced as a fluid and sensory journey.





AN INDEPENDENT GUESTHOUSE SURROUNDED BY NATURE

Completing the property, an independent guesthouse of approximately 220 sqm expands the residential system and provides additional spaces dedicated to hospitality and privacy.

Integrated into the landscape through the same architectural language as the main villa, the guesthouse maintains a direct relationship with the land, gardens and panoramic views. The interiors are designed to ensure autonomy and comfort, becoming a secluded residence immersed in the quietness of Mediterranean nature.

The presence of this additional volume enriches the project, offering greater flexibility of use and an even more exclusive living quality.

POOL AND PANORAMIC OUTDOOR LIVING

The outdoor spaces are conceived as a natural extension of the house and become central to the living experience.

The swimming pool, porticoes and outdoor lounge areas allow the landscape to be experienced in continuity with the interiors, between relaxation, conviviality and open views towards the sea and Mount Etna. Shadows, natural materials and Mediterranean vegetation create intimate and refined atmospheres designed to enhance the climate and light of south-eastern Sicily.



A PROJECT INTEGRATED INTO THE MORPHOLOGY OF THE LAND

The architectural composition naturally follows the lines of the site, adapting to the topography and enhancing every panoramic point of the property.

Low volumes, balanced proportions and a carefully considered spatial arrangement allow the villa to integrate harmoniously into the landscape, maintaining a constant relationship with the surrounding countryside and coastline. The architecture does not interrupt the territory, but rather becomes part of it.

The project therefore interprets a contemporary vision of Mediterranean living, based on respect for the place and on the enhancement of its natural qualities.

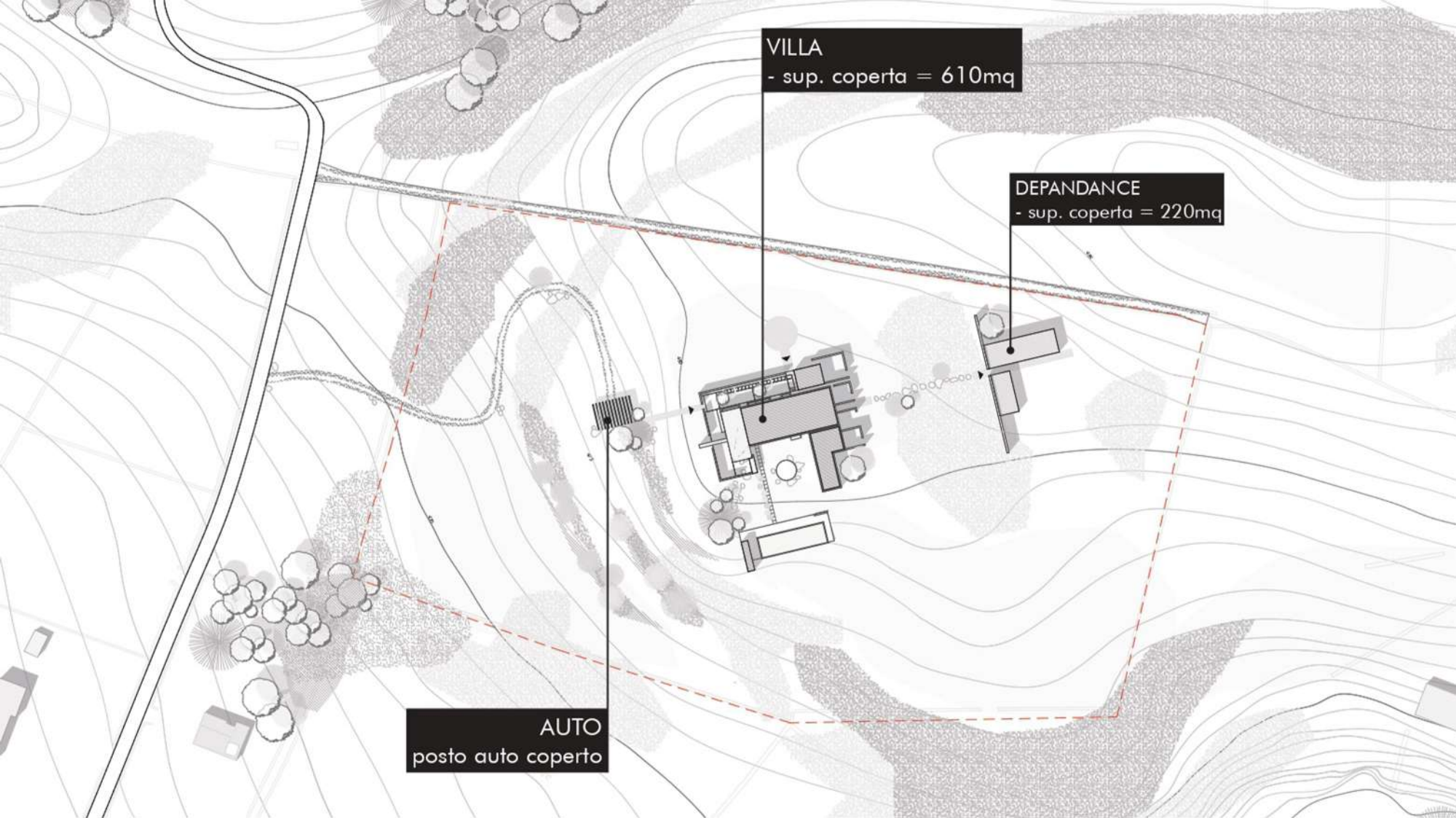
WARM MATERIALS AND MEDITERRANEAN ATMOSPHERES

The project uses materials and finishes specifically selected to dialogue with the light and colors of south-eastern Sicily.

Textured surfaces, natural materials and earthy tones create an elegant and timeless architectural language capable of reinterpreting Mediterranean identity through a contemporary lens.

The combination of materiality, vegetation and light creates welcoming and sophisticated environments, where every detail contributes to defining an authentic atmosphere deeply connected to the territory.





A STRATEGIC LOCATION BETWEEN AVOLA, NOTO AND THE COASTLINE

The property enjoys a privileged position within the quiet landscape of the Sicilian countryside, while remaining perfectly connected to some of the most desirable destinations in south-eastern Sicily.

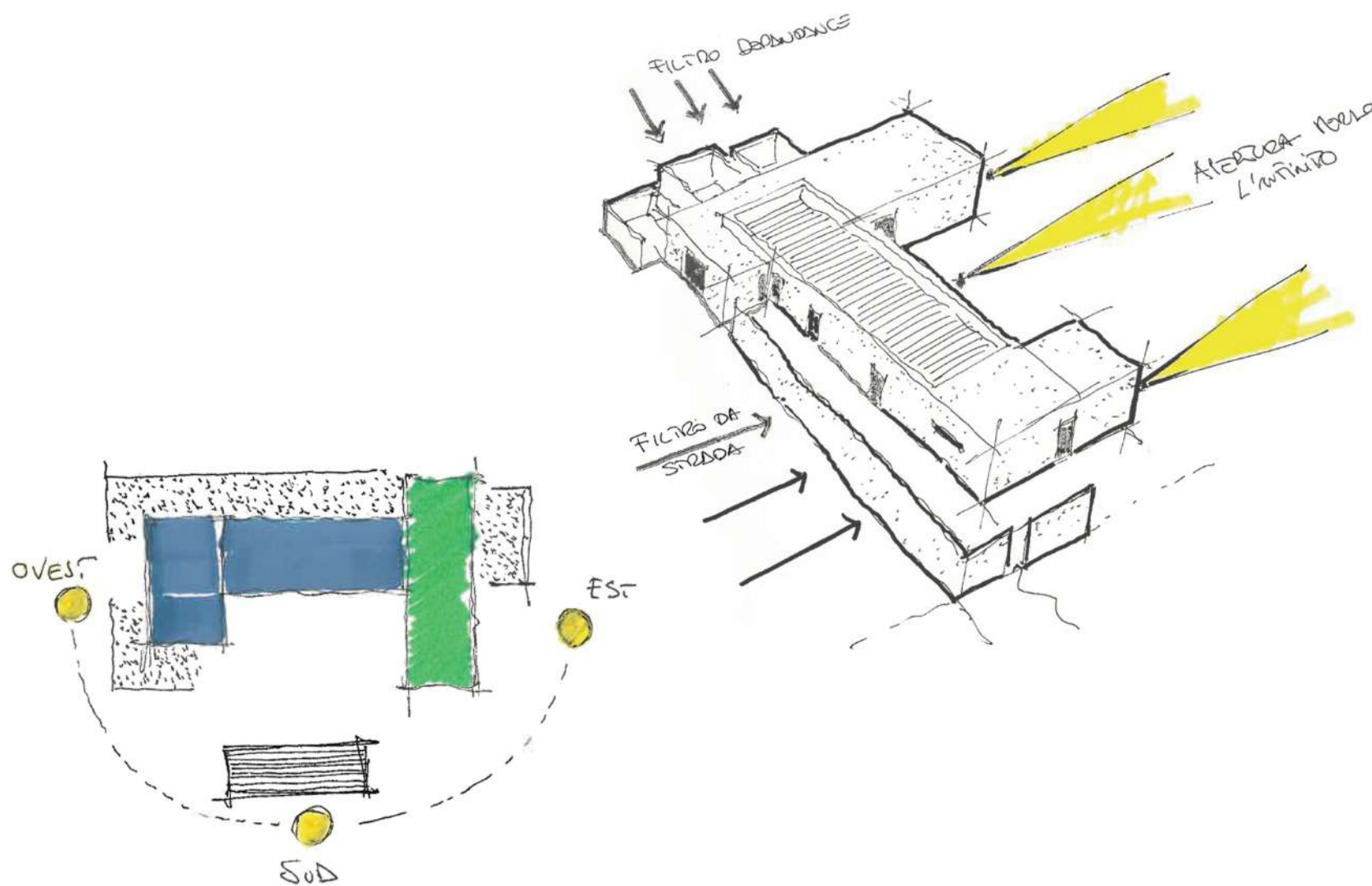
Located between Avola, Noto and the coastal area, the villa benefits from immediate access to beaches, marinas, restaurants and cultural landmarks, while preserving a strong sense of privacy and isolation. The surrounding territory combines the authenticity of Mediterranean rural landscapes with the proximity to historic baroque towns and the sea, creating a unique balance between nature, culture and lifestyle.

This strategic location enhances both the residential quality of the project and its long-term investment value, positioning the property within one of the most sought-after areas of Sicily.

AN EXCLUSIVE REAL ESTATE OPPORTUNITY IN SICILY

Sant'Elia represents a rare opportunity within the contemporary Sicilian real estate market: a fully approved architectural project conceived with a strong identity and a clear relationship with the landscape.

The combination of panoramic views, architectural quality and a large private plot makes the property particularly attractive both as an exclusive private residence and as a long-term investment.



H DESIGN
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ESTATE
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