

Augusta Brucoli – Sizilien

# Prestigious beachfront villa with unparalleled views

Property ID: IT252942235\_1



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PURCHASE PRICE: 850.000 EUR • ROOMS: 12

Property ID: IT252942235\_1 - 96011 Augusta Brucoli – Sizilien

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## At a glance

|                      |               |
|----------------------|---------------|
| Property ID          | IT252942235_1 |
| Available from       | 13.01.2026    |
| Rooms                | 12            |
| Bedrooms             | 6             |
| Bathrooms            | 5             |
| Year of construction | 1985          |
| Type of parking      | 2 x Other     |

|                |                           |
|----------------|---------------------------|
| Purchase Price | 850.000 EUR               |
| Commission     | onderworpen aan commissie |
| Total Space    | ca. 500 m <sup>2</sup>    |
| Equipment      | Terrace                   |

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## Energy Data

|                 |                              |                    |                           |
|-----------------|------------------------------|--------------------|---------------------------|
| Type of heating | Single-storey heating system | Energy Certificate | Energy demand certificate |
| Power Source    | Air-to-water heat pump       |                    |                           |

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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Castelluccio /Brucoli ,beautiful location located on the coast of eastern Sicily, famous for its crystal clear waters, golden sandy beaches and breathtaking landscape, offers a perfect mix of nature, sea and history, ideal place for those seeking relaxation, natural beauty and an authentic atmosphere, away from the chaos, but still close to services and cultural attractions.

In this oasis made of sea and sun we offer for sale an exclusive 400 sqm Villa immersed in a manicured garden and the blue of the sea .

The exclusive residence is spread over two apartments with independent entrances, furnished with designer furniture , giving its inhabitants a sense of elegance , space and autonomy.

On the ground floor, you find a large living room with open kitchen, the sleeping area includes two bedrooms and two bathrooms, offering space and comfort for the whole family.

Ground-floor living takes place on the terrace with a large solarium that offers breathtaking views that the sea, sky and surrounding landscape merge into a unique panorama, perfect for enjoying the sunset or just relaxing in the sun.

The internal staircase leads to the attic floor, a very cozy entrance lounge , while the bedroom and bathroom complete this area, ideal for guests or to create a private and relaxing area.

On the basement floor, the second apartment is distinguished by a large living room equipped with a ping-pong table open kitchen, perfect for entertaining and relaxing. This area also includes two bedrooms and two bathrooms, as well as a gym to keep you in shape without leaving the house.

The private garden, a corner of paradise, invites moments of pure serenity under the Sicilian sky, amid scents of flowers and fiery sunsets that fade into the blue sea .

The descent to the sea outside the villa leads into a cliff that forms small natural pools of transparent water .

Strategically located just minutes from the enchanting beaches of Brucoli, this villa offers you an exclusive retreat, a true masterpiece of elegance, ready to welcome you and make your dream of living by the sea come true.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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