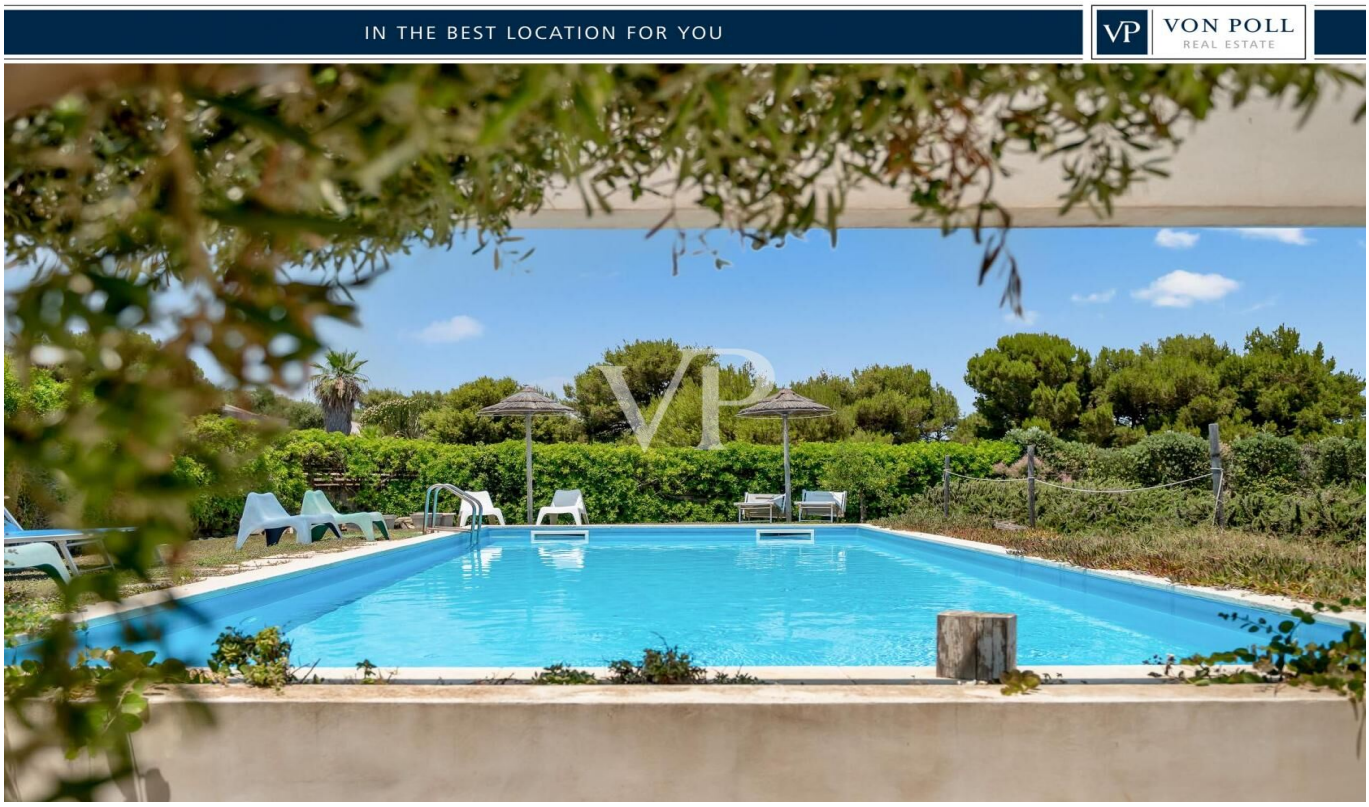
Siracusa – Sizilien

Oceanfront Villa with Pool in the Plemmirio Area, Syracuse

Property ID: IT262943122



PURCHASE PRICE: 980.000 EUR • **LIVING SPACE:** ca. 411 m^2 • **ROOMS:** 11 • **LAND AREA:** 3.000 m^2

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At a glance

Property ID	IT262943122
Living Space	ca. 411 m²
Available from	31.03.2027
Rooms	11
Type of parking	6 x Other

Purchase Price	980.000 EUR
House	Single-family house / Detached house
Commission	subject to a commission
Total Space	ca. 491 m²
Equipment	Swimming pool

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Solar
Power Source	Electric

Energy Certificate	Energy demand certificate
Energy efficiency class	C
Year of construction according to energy certificate	1994

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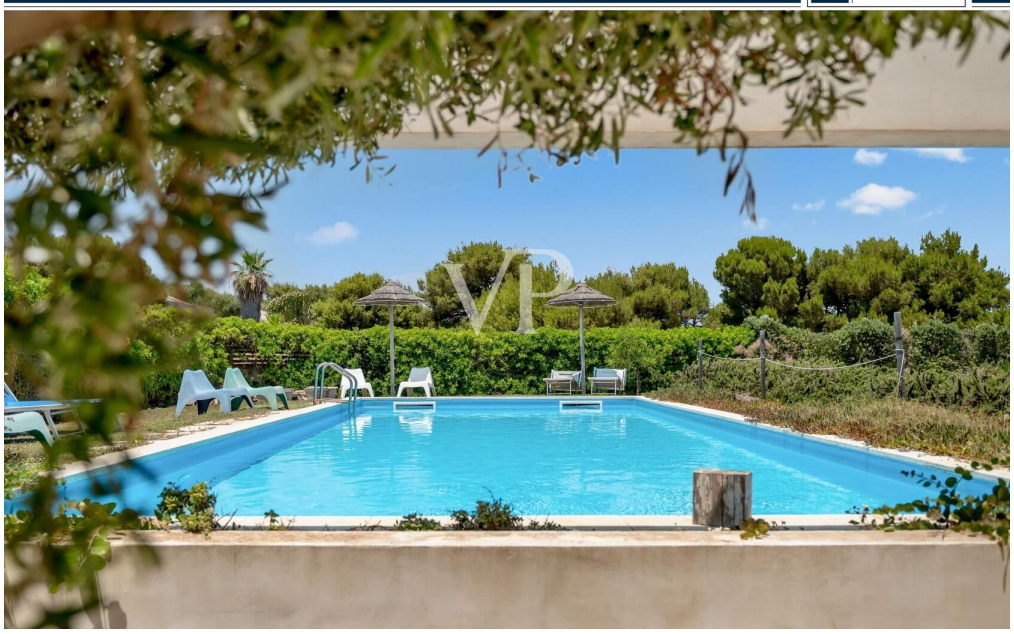

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Floor plans

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

Oceanfront Villa with Pool and Independent Suites in Plemmirio – Syracuse
Nestled in the heart of the prestigious Plemmirio Marine Protected Area, just a short walk from its iconic historic lighthouse, Von Poll is offering for sale a contemporary villa of approximately 490 square meters.
The property is divided into two completely independent and self-contained levels. This unique layout combines an ultra-private, panoramic master penthouse on the first floor with a highly profitable boutique hospitality business on the ground floor.
The first floor is dedicated to the main residence, characterized by a sophisticated balance of spaces. The sleeping area features two bedrooms, a custom walk-in closet, and a bathroom. The living area includes a spacious eat-in kitchen, an airy living room, and a versatile space currently used as a private gym and study.
The true jewel of the penthouse is the uninterrupted ocean-facing terrace: the living room, kitchen, and study open directly onto this spectacular outdoor space, offering a breathtaking view where the horizon blends with the deep blue of the Mediterranean.
Perfectly optimized for the charming B&B rental market, the ground floor serves as an independent income-generating unit. It consists of 4 fully self-contained suites, ensuring guests maximum privacy.
The Oceanfront Suites open onto a spacious covered veranda, equipped with a private kitchenette (sink and refrigerator), allowing international guests to enjoy light meals and breakfasts outdoors in complete privacy.
The side Garden Suites offer direct and private access to sections of the garden.
An internal staircase connects the two floors, but the property is already prepared for the installation of a private elevator. The glass elevator door, already installed, serves as a true contemporary design element.
The entire property is surrounded by approximately 2,700 square meters of garden rich in plants typical of the Mediterranean scrub. At the center of the garden is the magnificent swimming pool, complemented by a spacious sun deck equipped to ensure maximum relaxation under the Sicilian sun.
The two floors are connected by an internal staircase, but the property is already prepared for the installation of a private elevator. The glass elevator door, already installed, serves as a true contemporary design element.
Contact us to receive a video or to schedule a private tour.

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Details of amenities

The villa is equipped with every comfort and state-of-the-art technology:
*** 12-kW solar power system with a 10-kW storage battery**
*** Solar thermal system with a 300-liter tank**
*** Approved 13 × 7 m swimming pool, 1.10 m deep, with a utility room**
*** Spacious panoramic veranda with ocean views**
*** Ocean-view sun deck and Jacuzzi on the veranda**
*** Aermec/Baxi A+++ wall-mounted split-system heating and cooling system**
*** Video surveillance system with 8 4K cameras equipped with night vision**
*** High-speed Internet connection up to 2 Gbps**
*** 2 water storage tanks, 900 liters each**
*** Automatic irrigation system for the entire garden**
*** Private access to the beach, with the possibility—subject to authorization—of building a small dock with a platform for the two summer months**
The finishes are of the highest quality: premium porcelain stoneware flooring, white double-glazed windows, and electric shutters with energy-efficient motors and retractable boxes, creating a modern and minimalist aesthetic.
The bathrooms are enhanced by designer wallpaper, high-quality materials, natural textures, and elegant color schemes, perfectly coordinated with the floors and high-end fixtures. The rooms are complemented by designer furnishings and a contemporary kitchen with a fully equipped island.
The property is surrounded by a terraced garden of approximately 1,770 square meters, rich in plants typical of the Mediterranean scrub, which enhance the natural setting and ensure maximum privacy.

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All about the location

The villa is easily accessible from Catania Fontanarossa Airport, located about 70 km away.

Some of the area's most exclusive accommodations are located in the immediate vicinity, including:
*** Minareto Seaside Luxury Resort & Villas**
*** Dimora Caiammari Luxury Hotel & Spa**
*** Borgo Marino Plemmirio**

To enjoy the crystal-clear waters of the Plemmirio Marine Protected Area, some of the coast's most renowned beaches are within easy reach:
*** Plemmiria Reserve**
*** Lido Varco 23**

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Contact partner

For further information, please contact your contact person:

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