

WATERFRONT LUXURY VILLA WITH PRIVATE GARDEN FOR SALE IN ISPICA, SICILY

Ispica – Ragusa – Sicily



Interiors
200 m²

Bedrooms
4

Bathrooms
4

Garden
2,730 m²

In the most suggestive section of the southeastern coast of Sicily, at the gates of Ispica, charming waterfront villa for sale, immersed in a unique natural context, where the waters of the Mediterranean Sea blend with those of the Ionian Sea. The property, consisting of multiple independent stylishly renovated buildings, expresses a sober and contemporary elegance, perfectly integrated into a bright and relaxed Mediterranean atmosphere. The outdoor spaces, the real strength of the property, extend over approximately 2,700 m² of Mediterranean garden, cared for and rich in aromatic essences, lawns, and seasonal flowering. Although lacking a pool, the property offers direct and reserved access to the sea, an element that enhances its exclusive and authentic character.

SUMMARY OF THE PROPERTY

REFERENCE #: 2853 – WATERFRONT VILLA SICILY

TYPE: villa

CONDITIONS: restored

LOCATION: waterfront

ACCESS: excellent, paved road

INTERIORS: 200 square meters (2,152 square feet)

TOTAL ROOMS: 6

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: wooden beams, parquet flooring, ample windows, sea view pergolas, fenced garden, private sea access

EXTERIOR: 2,730 square meters (0.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, bu private sea access

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: no, all electric

ENERGY CERTIFICATE:  (EP_{gl, nren} = 188.14 kWh/m²year)

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Ispica (14km; 15'), Marzamemi (15km; 20'), Portopalo di Capo Passero (18km; 20'), Noto (32km; 40'), Avola (35km; 40'), Marina di Ragusa (53km; 1h), Ragusa (55km; 55'), Siracusa (64km; 1h), Vittoria (75km; 1h 20'), Caltagirone (108km; 1h 45'), Gela (108km; 1h 55'), Catania (119km; 1h 35')

CLOSEST AIRPORTS

Comiso P. La Torre (76km; 1h 15'), Catania Fontanarossa (114km; 1h 30'), Palermo G. Falcone e P. Borsellino (342km; 3h 50'), Trapani V. Florio (422km; 4h 40')

WATERFRONT VILLA SICILY

In the most suggestive section of the southeastern coast of **Sicily**, at the gates of **Ispica**, charming **waterfront villa** for sale, immersed in a unique natural context, where the waters of the Mediterranean Sea blend with those of the Ionian Sea. The property, consisting of multiple independent stylishly renovated buildings, expresses a sober and contemporary elegance, perfectly integrated into a bright and relaxed Mediterranean atmosphere.

The complex develops over a total internal area of approximately 200 m² and is organized into a main house and two guesthouses, harmoniously distributed within the garden and connected by external paths.

The **main villa** (90 m² – 968 ft²), located closer to the sea, represents the centerpiece of convivial life: here is a cozy living room, a kitchen with a dining area characterized by a large fully openable glass window facing outside, and a double bedroom with en suite bathroom, direct access to the outdoor spaces, and a private terrace with sea view.

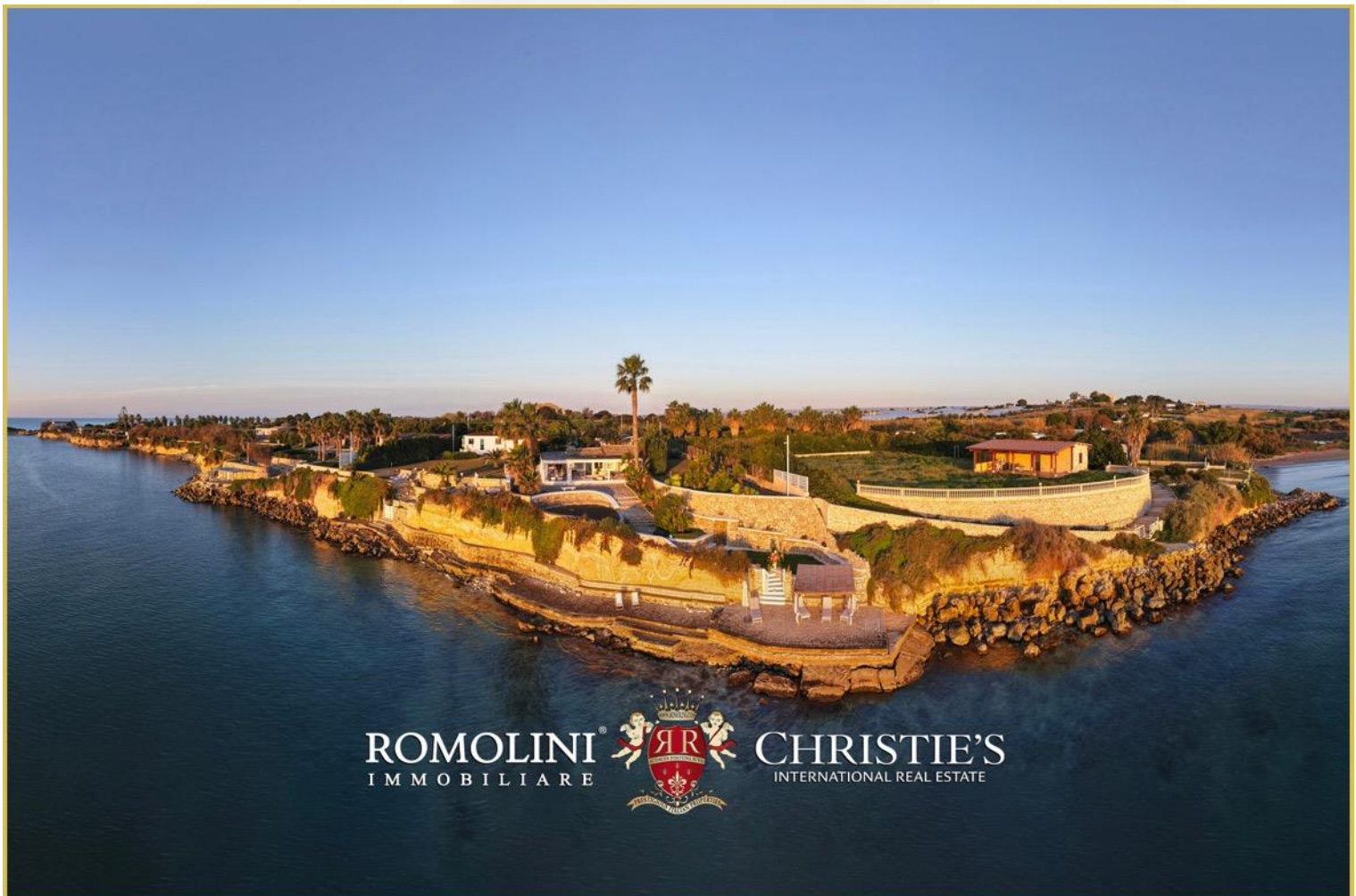
The **guesthouses** (110 m² – 1,184 ft²) host additional rooms, all designed to ensure independence and privacy. In particular, one of the annexes houses two double bedrooms, each with autonomous access, en-suite bathroom, and shaded private terrace; another outbuilding hosts a double bedroom with en-suite bathroom and exclusive sea view terrace. Each room has been designed to enhance the direct relationship with the outside, offering panoramic glimpses and reserved spaces for relaxation.

EXTERIOR

The outdoor spaces, the real strength of the property, extend over approximately **2,700 m² of Mediterranean garden**, cared for and rich in aromatic essences, lawns, and seasonal flowering. From the automatic gate, access a large terraced area with covered and **uncovered parking spaces**, from which wooden walkways, stone pathways, and pebble terraces connect the various housing units. Each room has its own whitewashed wooden private terrace, furnished with shaded areas and spaces dedicated to relaxation.

The heart of the property is represented by the **large panoramic terrace overlooking the sea**, designed as a natural extension of the indoor spaces and ideal for fully enjoying outdoor socializing, among lunches, moments of relaxation, and views of extraordinary beauty. From here, a short staircase leads to a **stone platform directly on the sea**, equipped with a shaded pergola, sun loungers, and an outdoor shower, from which it is possible to comfortably access the crystal-clear waters. There are also additional outdoor showers serving the green areas and the descent to the sea.

Although lacking a pool, the property offers **direct and reserved access to the sea**, an element that enhances its exclusive and authentic character. The location is particularly strategic: the beaches, both free and equipped, of **Porto Ulisse** are accessible in a few minutes, while the historic center of **Ispica** is about 15 minutes by car; **Noto**, famous for its extraordinary Baroque heritage, is just a little farther away.





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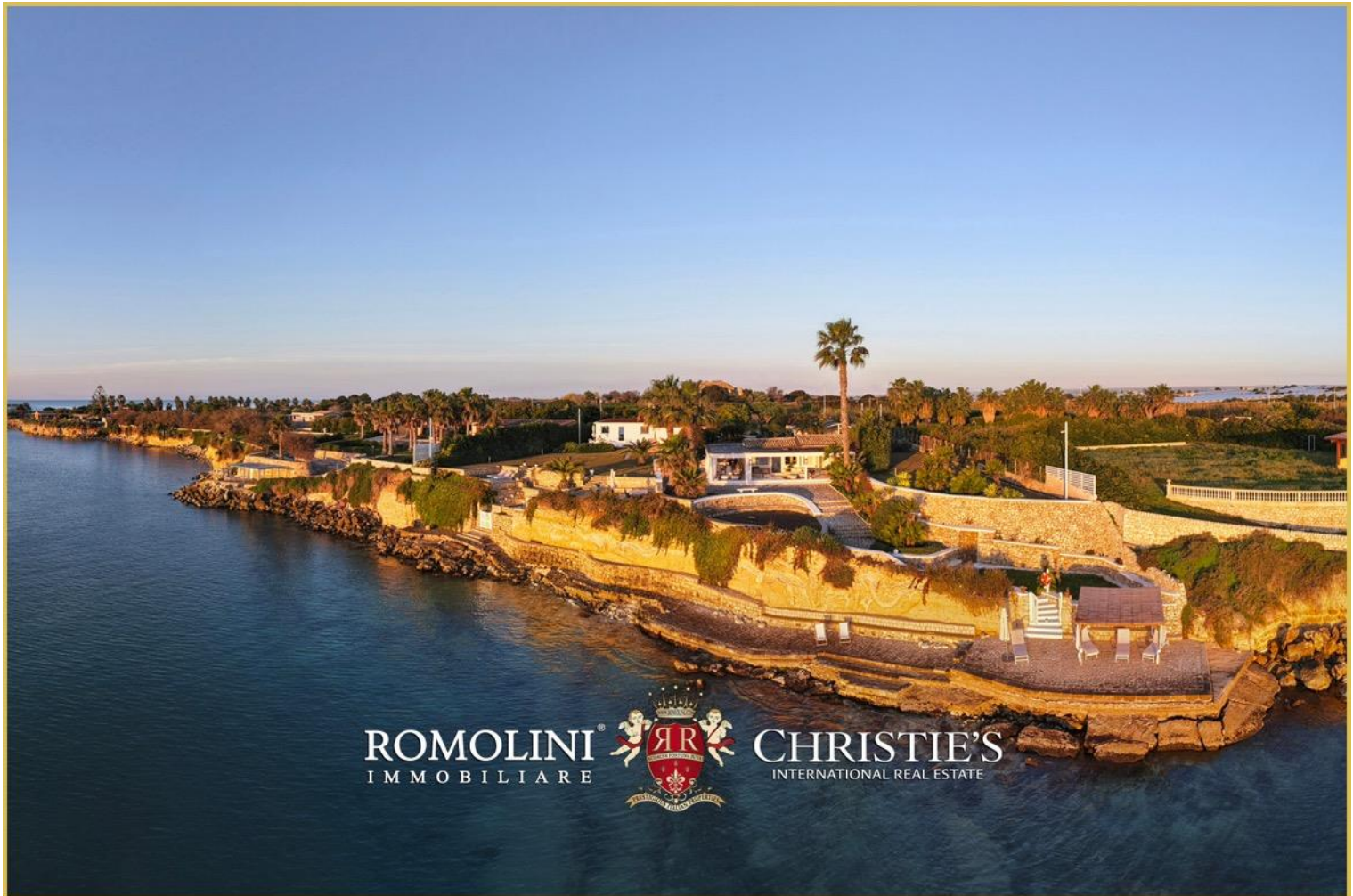














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