

Ref. 2937 – **VILLA SCILLA**

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WATERFRONT VILLA WITH GARDEN FOR SALE IN SCILLA, REGGIO CALABRIA

Scilla – Reggio Calabria – Reggio Calabria



Interiors
500 m²

Bedrooms
6

Bathrooms
5

Garden
1,000 m²

Set along the unspoiled coastline of **Favazzina**, just outside **Scilla in Calabria**, this remarkable **seafront villa** enjoys a truly privileged position, with uninterrupted views stretching across the **Tyrrhenian Sea to the Aeolian Islands**.

The property extends over approximately **500 m²**, offering generous interiors designed for refined Mediterranean living. Surrounding the villa, **1,000 m² of landscaped gardens** create a private and tranquil setting, seamlessly blending architecture with the natural beauty of the coastline.

The villa comprises **six well-proportioned bedrooms** and **five bathrooms**, conceived to ensure comfort, privacy, and an atmosphere of understated elegance. Two fully equipped kitchens make the property particularly suited to both everyday living and entertaining on a grand scale.

Large windows and expansive terraces frame the sea from almost every angle, allowing the light and colors of the Mediterranean to permeate the interiors. The panoramic views, extending to the distant islands, form an ever-changing backdrop of rare beauty.

A defining feature of the property is its **direct access to the sea**, offering the possibility to step straight from the garden into crystal-clear waters – an increasingly rare privilege along this stretch of coast.

SUMMARY OF THE PROPERTY

REFERENCE #: 2937 – VILLA SCILLA

TYPE: waterfront villa

CONDITIONS: restored

LOCATION: waterfront

ACCESS: excellent, paved road

INTERIORS: 500 square meters (5,380 square feet)

TOTAL ROOMS: 15

BEDROOMS: 6

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: terracotta floors, wooden beams, sea view terrace, porch, private garden, direct access to the sea

EXTERIOR: 1,000 square meters (0.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Scilla (5km; 10'), Bagnara Calabria (5km; 10'), Villa San Giovanni (17km; 20'), Raggio Calabria (27km; 30'), Palmi (30km; 30'), Gioia Tauro (39km; 35'), Vibo Valentia (86km; 1h), Tropea (95km; 1h 30'), Locri (95km; 1h 15'), Lamezia terme (116km; 1h 30')

CLOSEST AIRPORTS

Reggio T. Minniti (32km; 30'), Lamezia Terme Sant'Eufemia (109km; 1h 10'), Crotone Pitagora (209km; 2h 35')



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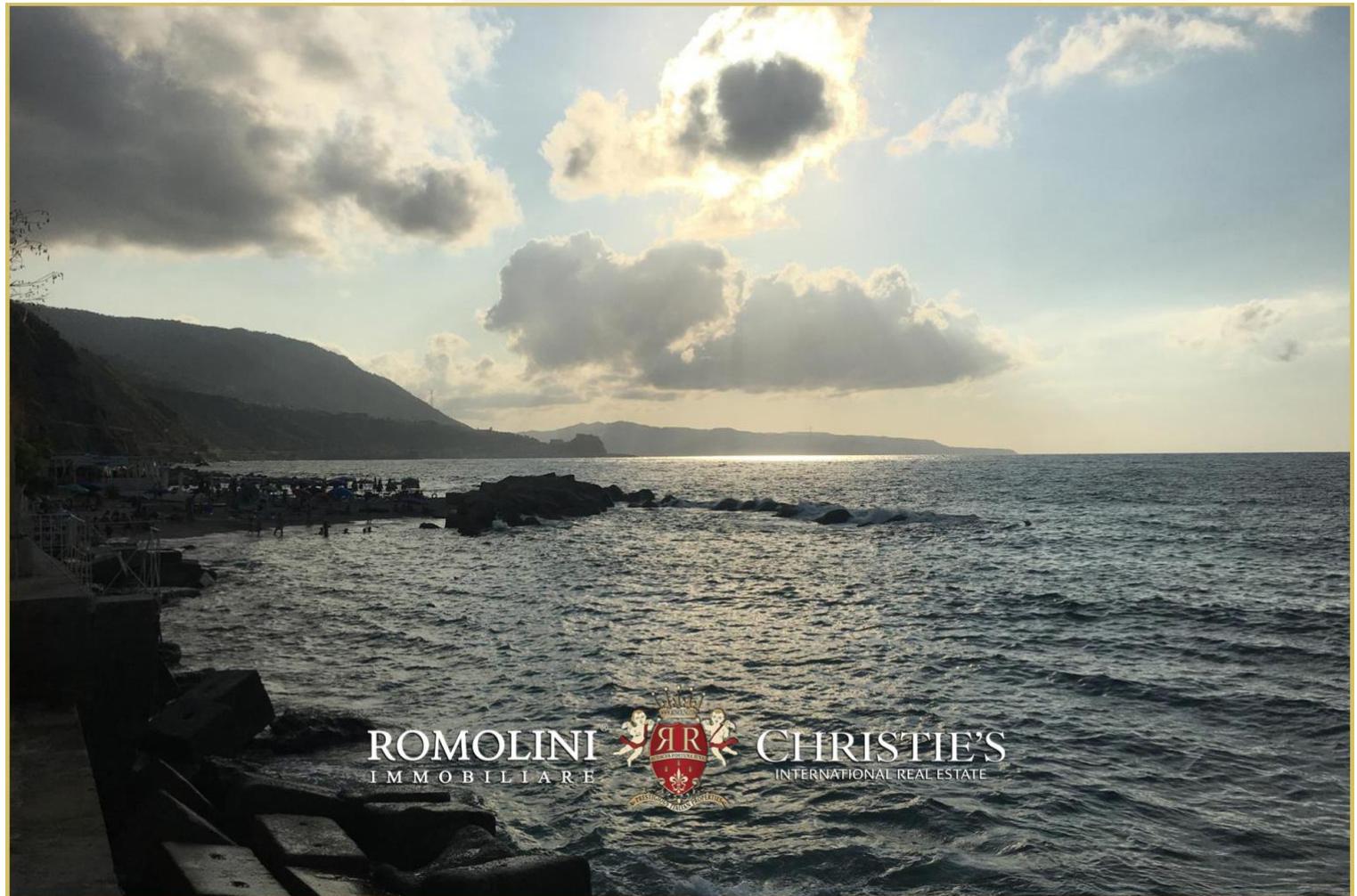
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