

## WATERFRONT PROPERTY WITH TERRACES FOR SALE IN SYRACUSE, NOT FAR FROM ORTIGIA

Syracuse – Syracuse – Sicily



**Interiors**  
200 m<sup>2</sup>

**Bedrooms**  
2 (up to 3)

**Bathrooms**  
2 (up to 3)

**Swimming pool**  
80 m<sup>2</sup>

Set along the seafront opposite the enchanting island of **Ortigia**, the historic heart of **Syracuse**, this refined property offers a rare opportunity to acquire a prestigious residence in one of Sicily's most sought-after locations.

The property unfolds across approximately 200 m<sup>2</sup> of internal surface, enriched by 60 m<sup>2</sup> of **panoramic terraces** and balconies and a further 20 m<sup>2</sup> of **private courtyards** – perfectly designed to embrace the mild Mediterranean climate and the beauty of the surrounding seascape.

Currently arranged with two spacious bedrooms and two bathrooms, the residence lends itself to an easy reconfiguration into up to three bedrooms and three bathrooms, offering excellent versatility both as a private home and as an investment property. The generous openings and well-conceived outdoor spaces ensure abundant natural light and a harmonious continuity between interiors and exteriors, with several charming viewpoints overlooking the sea.

Directly facing the waterfront, the property combines the timeless allure of Ortigia's historic architecture with remarkable potential for customization. Its privileged position guarantees immediate access to renowned restaurants, cultural landmarks, marinas, and all essential services, while preserving an atmosphere of privacy and exclusivity.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2968 – DIMORA ORTIGIA

**TYPE:** waterfront house

**CONDITIONS:** restored

**LOCATION:** waterfront

**ACCESS:** excellent, paved road

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

**TOTAL ROOMS:** 7

**BEDROOMS:** 2 (up to 3)

**BATHROOMS:** 2 (up to 3)

**ANNEXES:** no

**MAIN FEATURES:** ample windows, parquet flooring, wooden beams, sauna, sea view terraces, private courtyard

**TERRACES:** 60 square meters (646 square feet)

**COURTYARD:** 20 square meters (215 square feet)

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**FUEL:** no, all electric

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 140.05 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fan coils

## CLOSEST CITIES AND TOWNS

Ortigia (3km; 10'), Avola (29km; 35'), Noto (40km; 45'), Lentini (53km; 45'), Marzamemi (56km; 55'), Portopalo di Capo Passero (61km; 1h), Catania (68km; 1h), Ragusa (94km; 1h 20'), Punta Secca (115km; 1h 35'), Taormina (119km; 1h 30'), Messina (163km; 2h), Agrigento (209km; 2h 20'), Palermo (264km; 3h 10')

## CLOSEST AIRPORTS

Catania Fontanarossa (63km; 50'), Comiso P. La Torre (117km; 1h 40'), Reggio Calabria T. Minniti (192km; 2h 45'), Palermo G. Falcone & P. Borsellino (290km; 3h 20'), Trapani V. Florio (371km; 4h)





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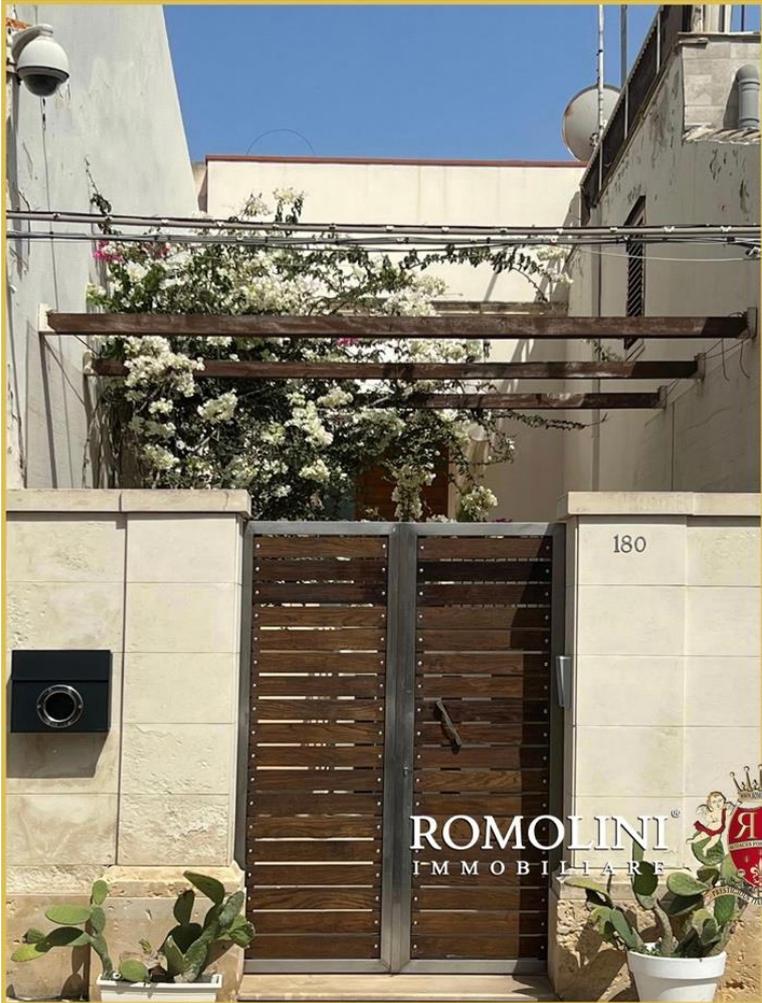


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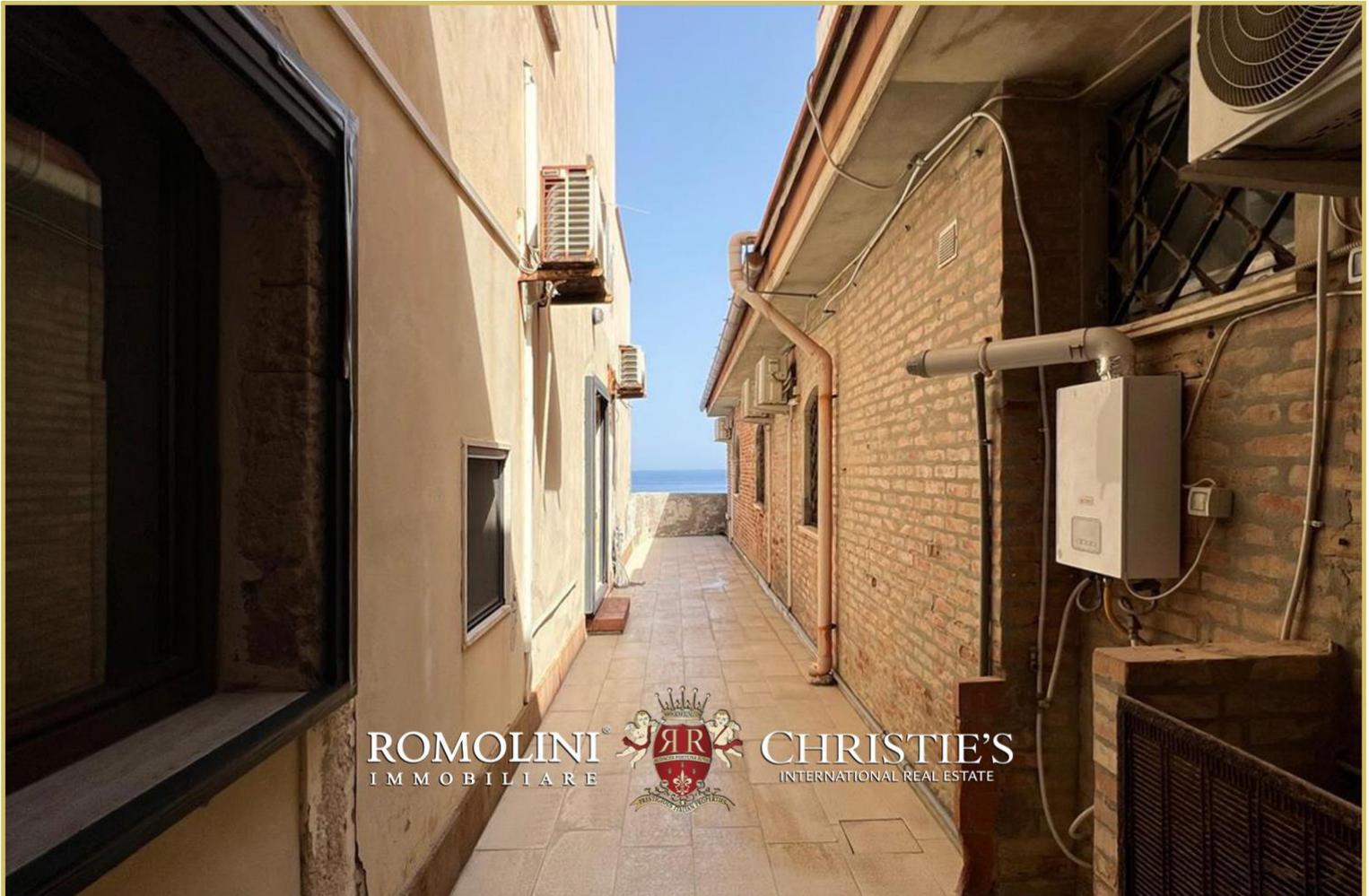




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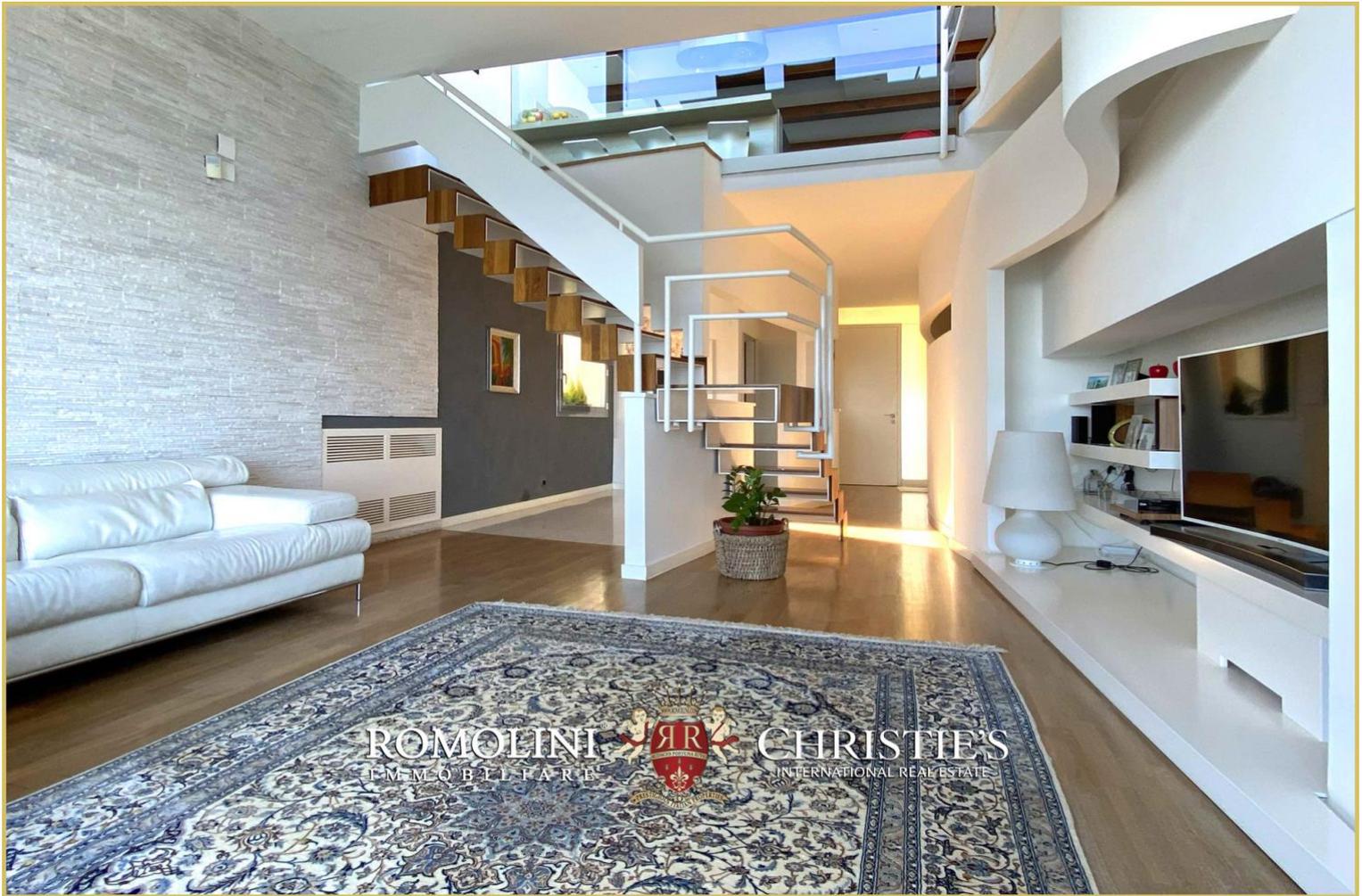
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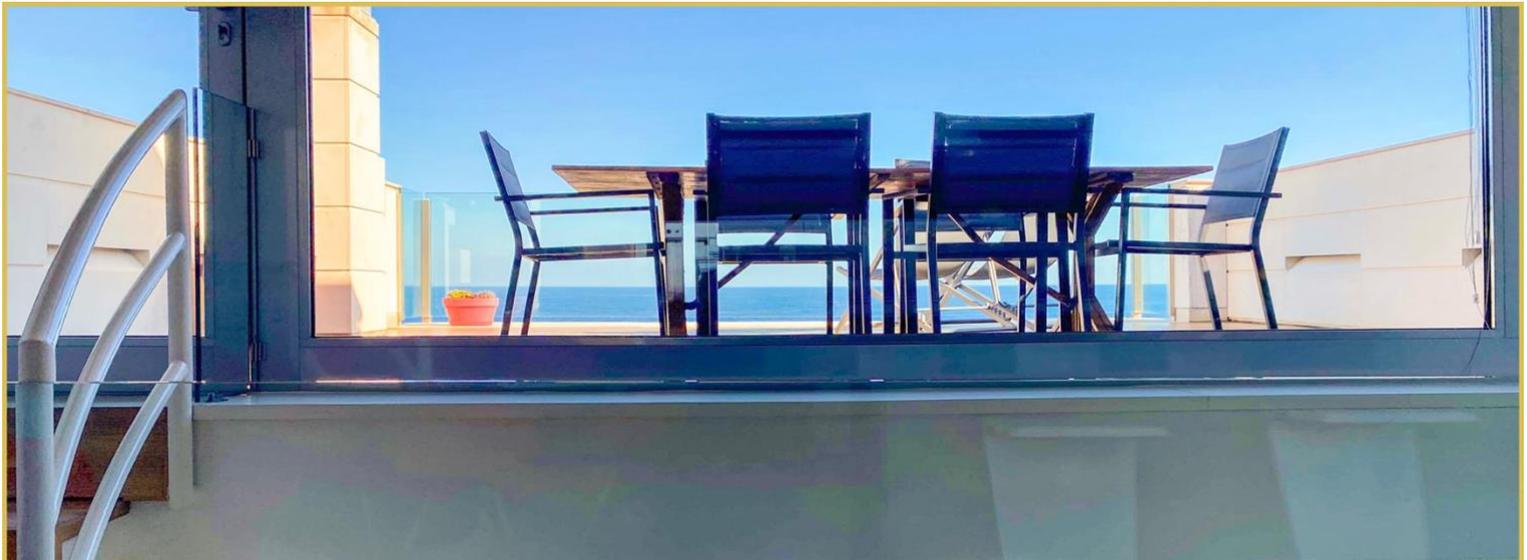














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