

## **MODERN SEA VIEW VILLA FOR SALE IN SANTA MARIA DI LEUCA, APULIA**

**Santa Maria di Leuca – Province – Region**



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

**Bedrooms**  
5

**Bathrooms**  
5

**Total land**  
8,000 m<sup>2</sup>

At the furthest point of Salento, where Ionian and Adriatic seas meet and the horizon dissolves into scenographies of rare suggestion, is this elegant luxury villa nestled in the Mediterranean scrub. An absolutely prestigious property, set in a panoramic position about 1.5 km from the sea, it offers an open view that embraces the crystal-clear waters and extends to the suggestive Leuca lighthouse, a daily setting of spectacular sunsets.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2977 – VILLA BIANCA

**TYPE:** villa

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 410 square meters (4,412 square feet)

**TOTAL ROOMS:** 10

**BEDROOMS:** 5

**BATHROOMS:** 5

**ANNEXES:** no

**MAIN FEATURES:** modern building, decorated ceramic flooring, alarm system with video-surveillance, solar panels, sea view terrace, garden

**EXTERIOR:** 8,000 square meters (2.0 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** Artesian well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:** 

**HEATING SYSTEM:** radiators + heat pump

## CLOSEST CITIES AND TOWNS

Castrignano del Capo (2km; 5'), Santa Maria di Leuca (4km; 5'), Gagliano del Capo (4km; 5'), Tricase (15km; 20'), Specchia (18km; 20'), Castro (27km; 40'), Torre San Giovanni (30km; 30'), Santa Cesarea Terme (32km; 45'), Casarano (32km; 30'), Gallipoli (45km; 35'), Otranto (55km; 55'), Galatina (72km; 55'), Lecce (82km; 1h)

## CLOSEST AIRPORTS

Taranto M. Arlotta (173km; 2h), Bari K. Wojtyla (248km; 2h 50'), Crotone Pitagora (436km; 5h 20')

## VILLA BIANCA

At the furthest point of **Salento**, where **Ionian** and **Adriatic seas** meet and the horizon dissolves into scenographies of rare suggestion, is this **elegant luxury villa** nestled in the Mediterranean scrub. An absolutely prestigious property, set in a **panoramic position** about **1.5 km from the sea**, it offers an open view that embraces the crystal-clear waters and extends to the suggestive Leuca lighthouse, a daily setting of spectacular sunsets.

This residence represents an ideal solution both as a private prestigious home and as an investment in the high-level hospitality sector. An exclusive place where architecture, nature, and scenery blend, best interpreting the contemporary concept of Mediterranean living in the heart of **Capo di Leuca**.

## DESCRIPTION OF THE BUILDING

The villa develops over multiple levels, designed to maximize natural light and continuous dialogue with the surrounding landscape.

The ground floor hosts a bright living room with a fireplace, a refined and convivial environment that opens directly onto the panoramic terrace through large windows. The kitchen, spacious and functional, is organized with a central peninsula and pantry, ideal for convivial moments and daily comfortable use.

The sleeping area, well separated, hosts three bedrooms, each equipped with private outdoor space between balconies and small terraces, and three modern bathrooms, ensuring privacy and high-level comfort.

The property is distinguished by the great flexibility of spaces. A practical mezzanine floor houses the laundry, while the basement, thanks to the natural terraced configuration of the land, is particularly bright and directly connected to the garden.

Here develops a second living area with independent access, complemented by a kitchen equipped with a wood oven and pizza oven: a space designed to host and live convivial moments in perfect Mediterranean style. Completing the level are two bedrooms and two bathrooms, ideal for guests or independent use.

The villa is also equipped with the latest-generation technological systems that ensure efficiency and comfort throughout the year: heat pump system with solar panels, radiator heating, and cooling with split units or wall vents, artesian well, cistern, and a water antibacterial system, video surveillance system, alarm, high-speed internet connection, and double access to the property, one of which is vehicle-accessible.

## EXTERIOR

The villa is surrounded by a **terraced land of about 8,000 m<sup>2</sup>**, enriched by typical vegetation and olive trees, ensuring absolute privacy and a natural context of great charm.

A distinctive element is the recently built swimming pool, perfectly integrated into the landscape, ideal for moments of relaxation with an open view of the sea. The solar area, easily accessible, also offers the possibility to create an exclusive panoramic solarium with a 360-degree view.









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