



ROMOLINI
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Ref. 3095 – **VILLA SULLO STRETTO**

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STUNNING PIEDS-DANS-L'EAU VILLA FOR SALE ON THE STRAIT OF MESSINA, SICILY

Messina – Messina – Sicily



Interiors
643 m²

Bedrooms
10

Bathrooms
7

Total land
1,230 m²

Set directly on the spectacular Strait of Messina, this exceptional Mediterranean villa offers a rare combination of seafront position, privacy, generous proportions and uninterrupted views across one of Sicily's most evocative stretches of coastline. The property extends over approximately 617 m² of internal space and features around 450 m² of terraces arranged across three levels. The residence is surrounded by 1,230 m² of private walled and gated gardens, while a 26-m² garage provides convenient covered parking.



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SUMMARY OF THE PROPERTY

REFERENCE #: 3095 – VILLA SULLO STRETTO

TYPE: villa

CONDITIONS: good

LOCATION: waterfront

ACCESS: excellent, paved road

INTERIORS: 643 square meters (6,919 square feet)

TOTAL ROOMS: 18

BEDROOMS: 10

BATHROOMS: 7

ANNEXES: garage

MAIN FEATURES: reinforced concrete structure, ample windows, sea view terraces, garden, private garage

EXTERIOR: 1,230 square meters (0.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (600m; 2'), Torre Faro (3 km; 5'), Messina (10 km; 10'), Villa San Giovanni (20 km; 30' including ferry), Reggio Calabria (25 km; 40' including ferry), Milazzo (46 km; 40'), Scilla (35 km; 45' including ferry), Taormina (59 km; 50'), Patti (73 km; 55'), Tindari (75 km; 1h), Giardini Naxos (65 km; 55'), Barcellona Pozzo di Gotto (60 km; 50'), Capo d'Orlando (100 km; 1h 15'), Catania (106 km; 1h 15'), Acireale (90 km; 1h 5'), Cefalù (170 km; 2h), Siracusa (175 km; 2h 15'), Enna (175 km; 2h), Palermo (225 km; 2h 30'), Agrigento (260 km; 3h 15'), Ragusa (270 km; 3h 15'), Noto (220 km; 2h 40'), Caltagirone (220 km; 2h 40'), Trapani (310 km; 3h 40')

CLOSEST AIRPORTS

Reggio Calabria T. Minniti (30 km; 1h), Catania Fontanarossa (109 km; 1h 20'), Lamezia Terme Sant'Eufemia (125 km; 1h 45'), Palermo G. Falcone & P. Borsellino (255 km; 2h 50'), Comiso P. La Torre (195 km; 2h 30'), Trapani V. Florio (320 km; 3h 45')

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VILLA SULLO STRETTO

Set directly on the spectacular **Strait of Messina**, this exceptional **Mediterranean villa** offers a rare combination of seafront position, privacy, generous proportions and uninterrupted views across one of Sicily's most evocative stretches of coastline.

The property extends over approximately 617 m² of internal space and features around 450 m² of terraces arranged across three levels. The residence is surrounded by 1,230 m² of private walled and gated gardens, while a 26-m² **garage** provides convenient covered parking.

Particularly unusual for a waterfront property of this importance, the grounds offer a remarkable degree of privacy while remaining completely open to the surrounding panorama.

From the terraces and gardens, the views extend across the Strait of Messina towards the dramatic landscapes of **Scylla** and **Charybdis**, creating a constantly changing backdrop of sea, coastline and sky.

The defining characteristic of the estate, however, is its extraordinary direct relationship with the Mediterranean: private access leads directly to the beach, allowing the sea to become an integral part of everyday life.

The substantial interiors are currently arranged to accommodate **ten bedrooms and seven bathrooms**, together with generous reception and entertaining areas. The scale and configuration of the residence offer considerable flexibility, allowing the future owner to reinterpret the existing spaces according to personal requirements and create either an exceptional private home or an exclusive hospitality destination.

Large terraces distributed over three levels provide extensive outdoor living areas, ideal for enjoying the Mediterranean climate, entertaining guests or simply taking in the extraordinary views over the Strait.

Enclosed by its private walls and accessed through gated grounds, the estate provides a level of seclusion that is particularly difficult to find in a property positioned directly on the waterfront. At the same time, its scale and direct connection to the beach make it a truly distinctive coastal residence.



















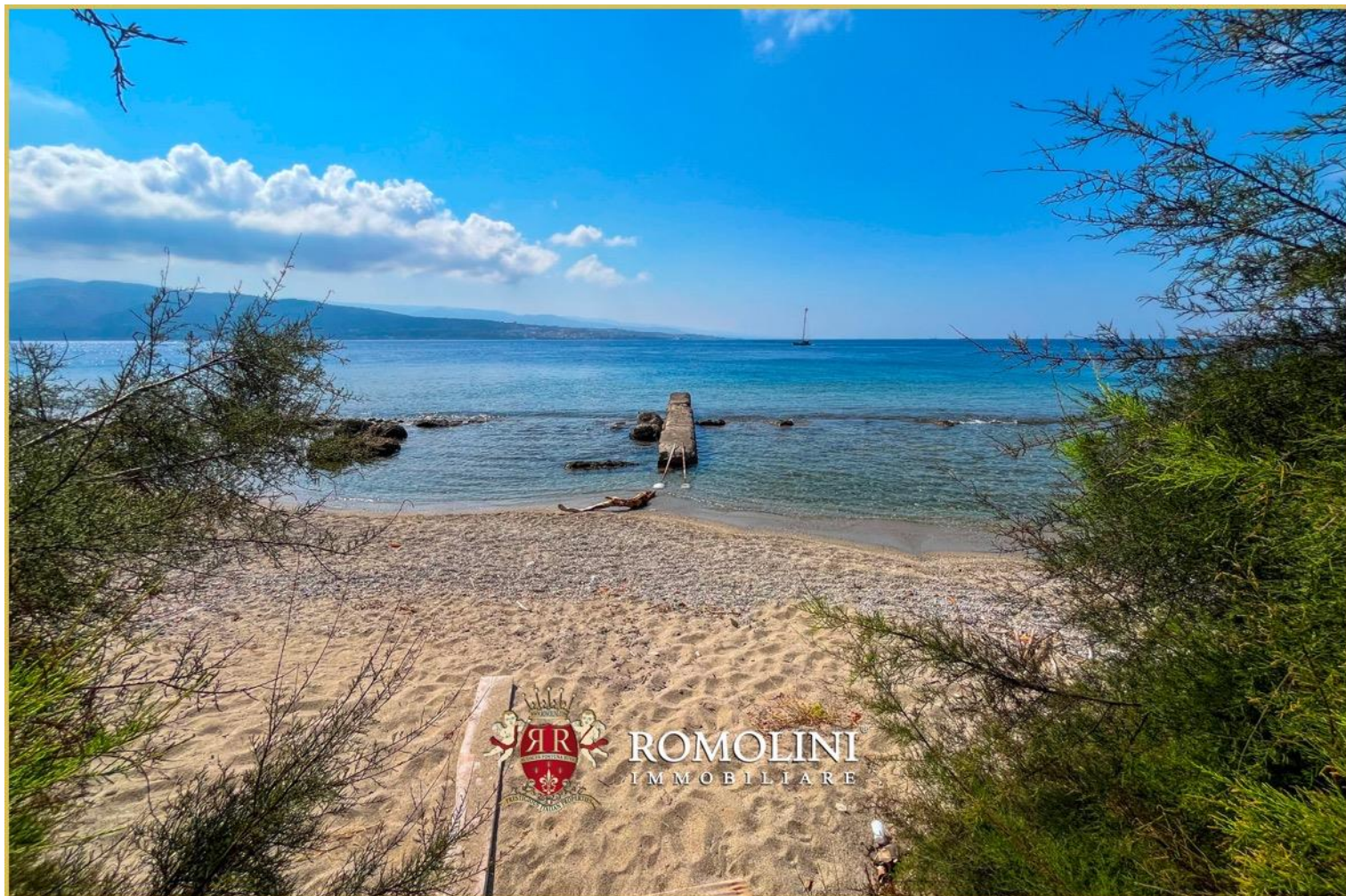














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