Scicli – Sizilien

# Exclusive design villa between sea and nature in Cava D'Aliga - Eastern Sicily

***Property ID: IT252942322***

**PURCHASE PRICE:** 1.300.000 EUR • **LIVING SPACE:** ca. 120 $m^2$ • **ROOMS:** 5 • **LAND AREA:** 1.500 $m^2$

**Property ID: IT252942322 - 97018 Scicli – Sizilien**


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**Property ID: IT252942322 - 97018 Scicli – Sizilien**

# At a glance

| | |
|---|---|
| Property ID | IT252942322 |
| Living Space | ca. 120 m² |
| Available from | 19.09.2025 |
| Rooms | 5 |
| Bedrooms | 3 |
| Bathrooms | 4 |
| Year of construction | 2024 |
| Type of parking | 4 x Other |

| | |
|---|---|
| Purchase Price | 1.300.000 EUR |
| Commission | subject to commission |
| Total Space | ca. 280 m² |
| Equipment | Swimming pool |

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# Energy Data

| | |
|---|---|
| Type of heating | Single-storey heating system |
| Energy Source | Solar |
| Energy certificate valid until | 01.08.2035 |

| | |
|---|---|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 20.00 kWh/m²a |
| Energy efficiency class | A+ |
| Year of construction according to energy certificate | 2022 |

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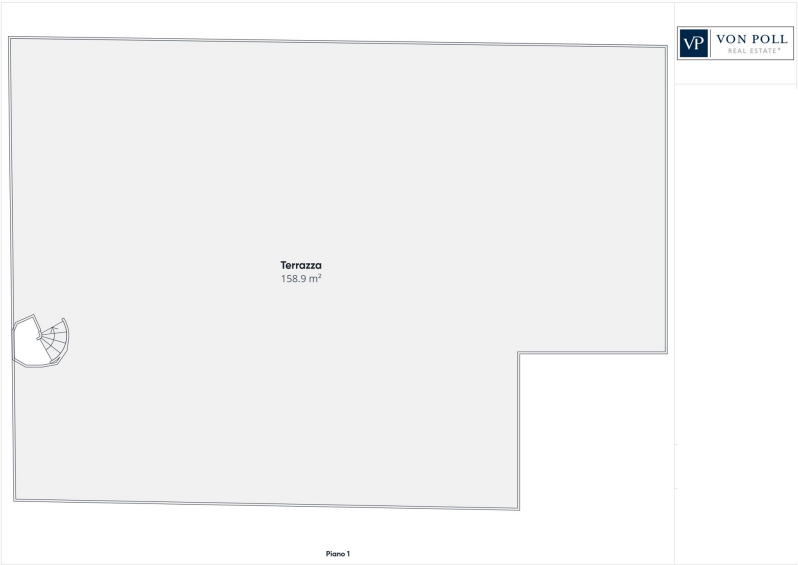
# Floor plans




This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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# A first impression

Nestled in a dreamlike landscape, amidst unspoiled greenery and the crystalline hues of the sea, this villa is the result of a perfect harmony between the timeless charm of the Pantelleria dammuso, with its references to the Mediterranean tradition, and a refined contemporary architectural design, characterized by clean lines, fine materials and spaces conceived according to the highest aesthetic and functional standards.
Access to the Villa is through a large driveway gate, which leads to a convenient private parking area, served by a technical room and a laundry room perfectly integrated into the architectural context, designed to offer practicality and order without sacrificing aesthetics.
The entrance to the villa leads to a large and bright open-space style living room, articulated in a conversation area with evocative sea view, a perfectly integrated study corner and a fine open kitchen with equipped peninsula. Completing the living area is an elegant representative bathroom, embellished with a sophisticated trompe-l'œil that lends an artistic and distinctive touch to the environment.
The sleeping area accommodates three refined bedrooms, all with private en suite bathrooms, designed to ensure intimacy and maximum comfort.
The interiors ,furnished with designer furniture, are designed to combine comfort and elegance in every detail .
Outside, a large panoramic veranda seems suspended between the sky and the sea: a unique space where you can relax in the private Jacuzzi, located on the right side, admiring a panorama that blends Mediterranean vegetation and the blue sea in an evocative natural rainbow.
The veranda leads to the elegant garden with attention to the smallest details , from the long path bordered by natural walls of officinal herbs and Mediterranean scrub, which leads toward the splendid infinity pool, perfectly integrated into the landscape, until it reaches a second gate that opens onto the cliff whose horizon of colors, gives a breathtaking view of an iridescent sea, unique and authentic as only this part of Sicily can offer.
A further distinctive element is the exterior staircase, whose exclusive ribbon-like design elegantly wrapping the wall represents a true sculptural element, leading to the panoramic terrace.
This exclusive residence is ideal for those who wish to live in total harmony with nature, in an elegant, private setting just a few steps from the sea, where every detail speaks of beauty, style and quality of life.

Contact us to receive a video or to arrange a confidential visit

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# Details of amenities

The Villa is equipped with every comfort:
- Solar panels
- Photovoltaic
- Sea view swimming pool
- Jacuzzi in veranda with sea view
- Large parking area
- Sea view veranda 30 sqm
- Hot/cold air conditioners
- All rooms have their own bathroom
- Designer furnishings
- Kitchen with equipped peninsula

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# All about the location

There are two airports to reach the villa
The airport of Comiso "Pio La Torre" 45 km away
Catania "Fontanarossa" airport 140 km away

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# Contact partner

For further information, please contact your contact person:

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