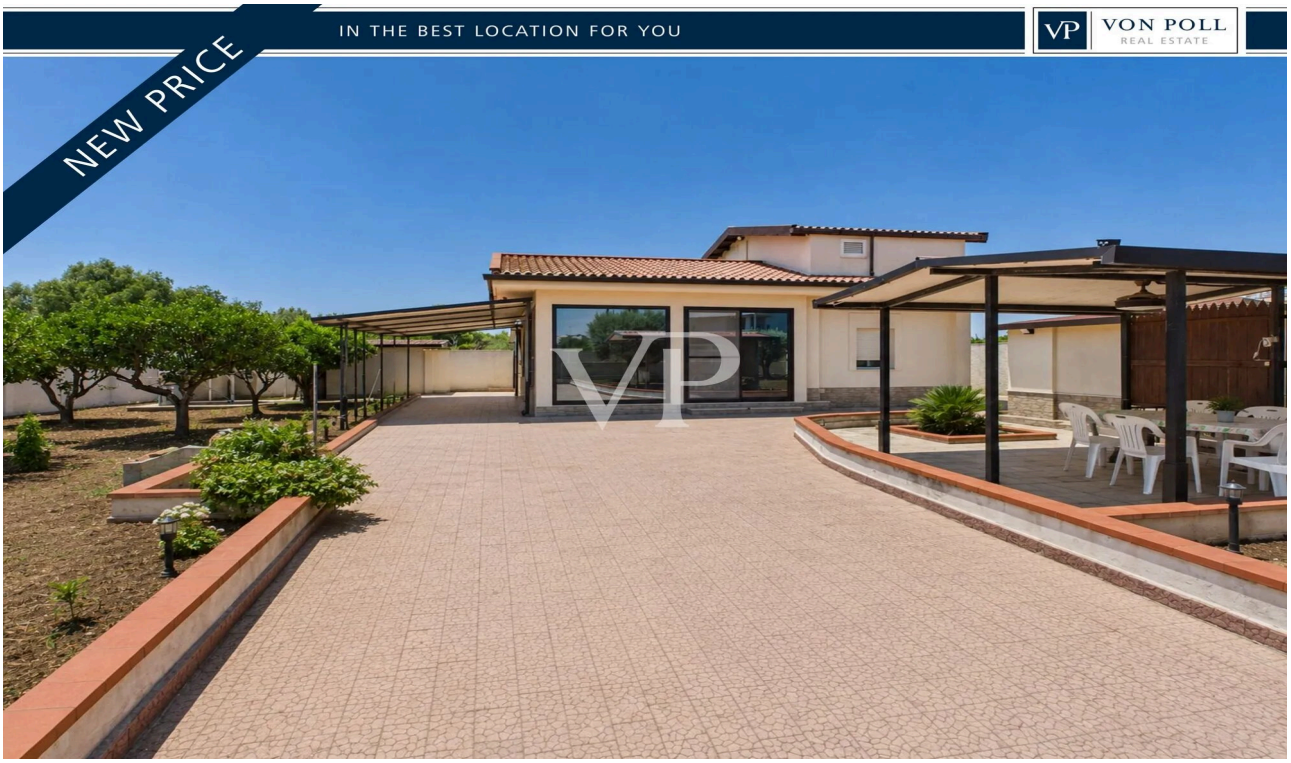
Siracusa – Sizilien

Detached villa in Punta Milocca, an oasis 150 meters from the sea in the Plemmirio area—Syracuse

Property ID: IT262943104



PURCHASE PRICE: 359.000 EUR • LIVING SPACE: ca. 90 m^2 • ROOMS: 6 • LAND AREA: 1200 m^2

Property ID: IT262943104 - 96100 Siracusa – Sizilien

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At a glance

Property ID	IT262943104
Living Space	ca. 90 m²
Rooms	6
Bedrooms	3
Bathrooms	2
Year of construction	1980

Purchase Price	359.000 EUR
House	Single-family house / Detached house
Total Space	ca. 165 m²
Condition of property	Well-maintained
Equipment	Terrace

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Energy Data

Energy Source	CHP_Renewable
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Year of construction according to energy certificate	1980

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The property





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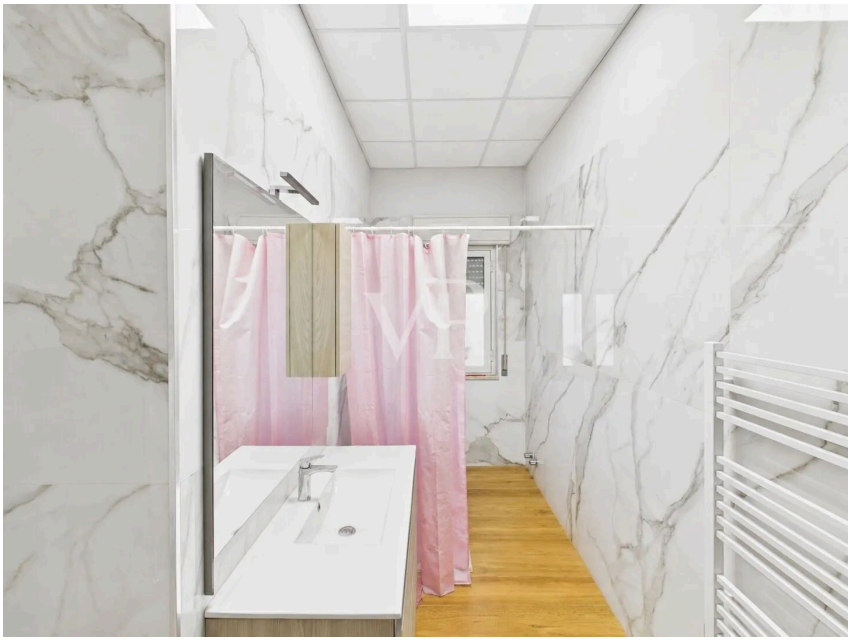
The property





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The property

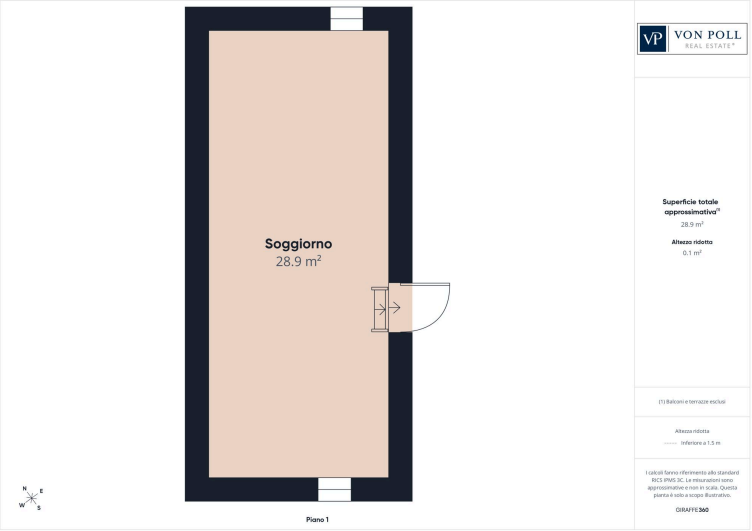




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Floor plans





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

Detached Villa in Punta Milocca - Plemmiro, Syracuse
Nestled in the unspoiled tranquility of the Plemmirio Marine Protected Area, just a short walk from the beaches of Fanusa, Von Poll is offering for sale a detached villa of approximately ninety square meters, ready to move into. The property was completely renovated in 2024 and, while maintaining a understated and minimalist style in its finishes and the selection of modern furnishings included, its true exceptionality lies in its geographical location.
The layout of the interior spaces is designed with functionality in mind. On the ground floor, the living area consists of a living room with an open kitchen and direct access to the spacious veranda, where large sliding glass doors blur the boundary between the home and the natural landscape. The sleeping area consists of two double bedrooms, one of which is en suite with an in-room bathroom, and a main bathroom that is linear and functional.
Connected by an external staircase, the first floor features an attic annex designed as an independent and flexible space, already equipped with the plumbing for an additional en-suite bathroom. This space opens onto the outdoors via a panoramic terrace offering a truly striking view—a serene contemplation of the deep blue Ionian Sea blending with the Mediterranean scrub of the nature reserve.
The villa is surrounded by a 1,200-square-meter garden featuring olive and citrus trees and offers ample open space awaiting a landscaping project that captures the essence of the Mediterranean. The two large verandas, with a combined area of approximately 90 square meters, extend the living space outdoors. The property is complemented by two separate outbuildings: a 14-square-meter garage and a utility building with a 13-square-meter storage room divided into two areas, both useful for the practical management of the home.
From an engineering standpoint, the villa embodies a mature modernity, focused on maximum efficiency and energy savings. Thermal balance is ensured by an 8-kilowatt inverter-controlled triple-A-rated heat pump system, whose energy consumption is minimal thanks to its synergy with the interior thermal insulation and the photovoltaic system equipped with storage units. A 300-liter solar water heating system for domestic hot water, a pressurized freshwater system, and a smart video intercom system round out a technological setup that ensures a high degree of self-sufficiency.
Contact us to schedule a viewing.

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Details of amenities

- Whole-house 8 kW heat pump air conditioning system, with indoor/outdoor inverter units rated AAA C (approx. 350 watts/hour)
- Solar water heating system for 300 liters of domestic hot water.
- 5 kW photovoltaic system with storage
- Smart video intercom system
- Pressurized freshwater tank
- Garage
- Ocean view
- Terrace with guest house

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All about the location

The Plemmirio Marine Protected Area is regulated by numbered access points. The area around Via Vasco de Gama in Punta Milocca is characterized by more accessible coves, shallow waters, and beaches with a mix of sand and white pebbles, and is located just a few meters from Fanusa Beach.

The area around Via Vasco de Gama offers several accommodation options:
- Life Hotel Kalaonda Resort:
- Hotel Casale Milocca
- Dimora Caiammari Luxury Hotel & Spa

The nightlife along the coast around Via Vasco de Gama comes alive thanks to beach clubs and kiosks offering sunset aperitifs, live music, and DJ sets:
- Lido Varco 23
- Marama Siracusa
- Plemmiria Reserve

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Contact partner

For further information, please contact your contact person:

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