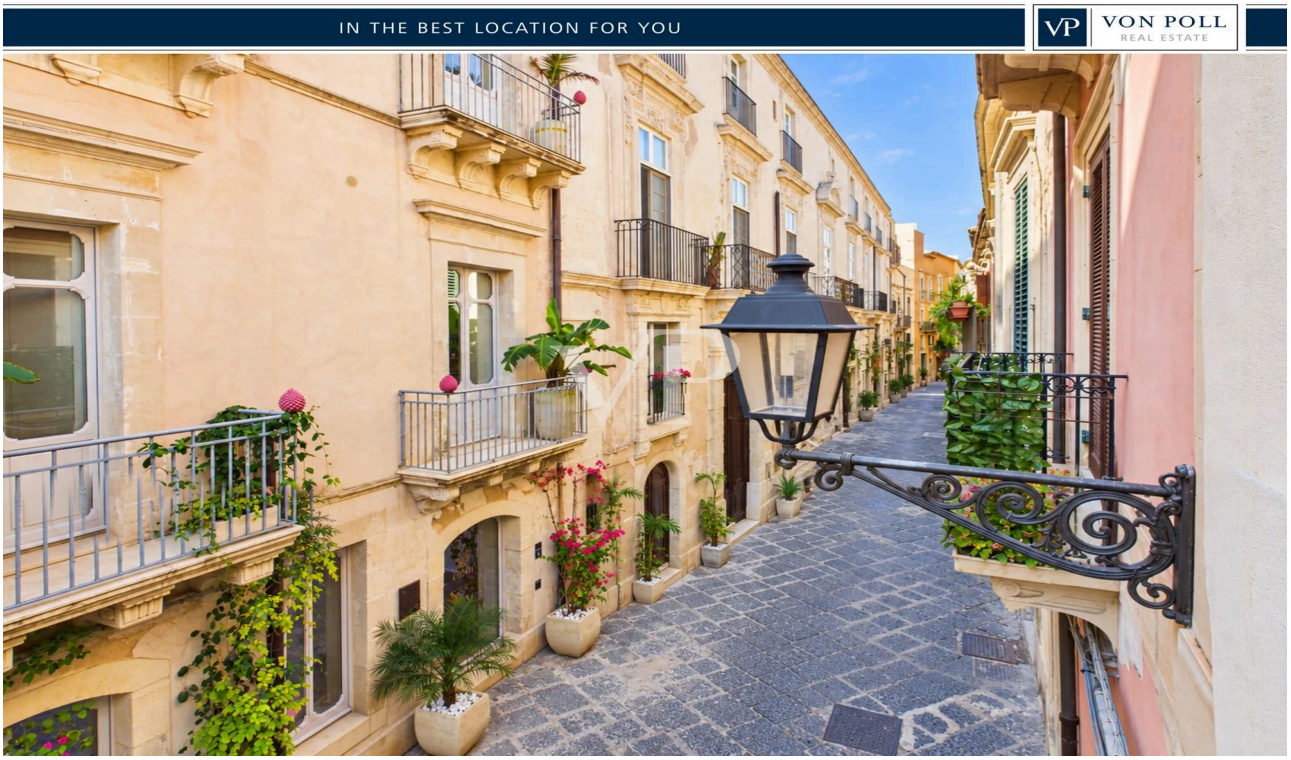
Siracusa – Sizilien

Exclusive, Renovated Historic Mansion from 1890 – A Unique Investment Opportunity

Property ID: IT262943276



PURCHASE PRICE: 2.250.000 EUR • LIVING SPACE: ca. 320 m^2 • ROOMS: 11

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At a glance

Property ID	IT262943276
Living Space	ca. 320 m²
Rooms	11
Year of construction	1890

Purchase Price	2.250.000 EUR
Interest/Investment houses	Multi-occupancy house / multi-family home
Total Space	ca. 500 m²
Condition of property	Modernised

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Energy Data

Type of heating	Single-storey heating system
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	1890

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The property





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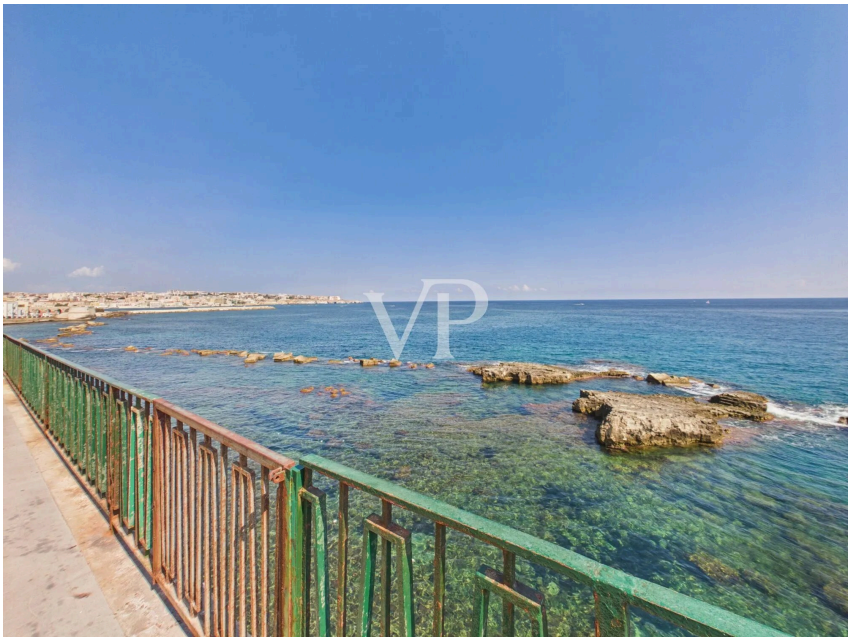
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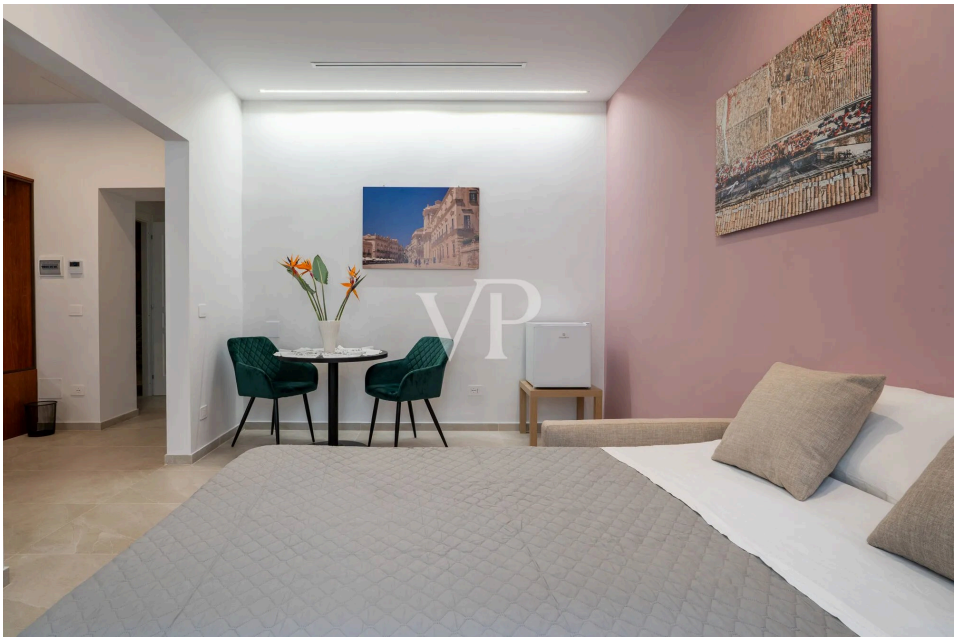




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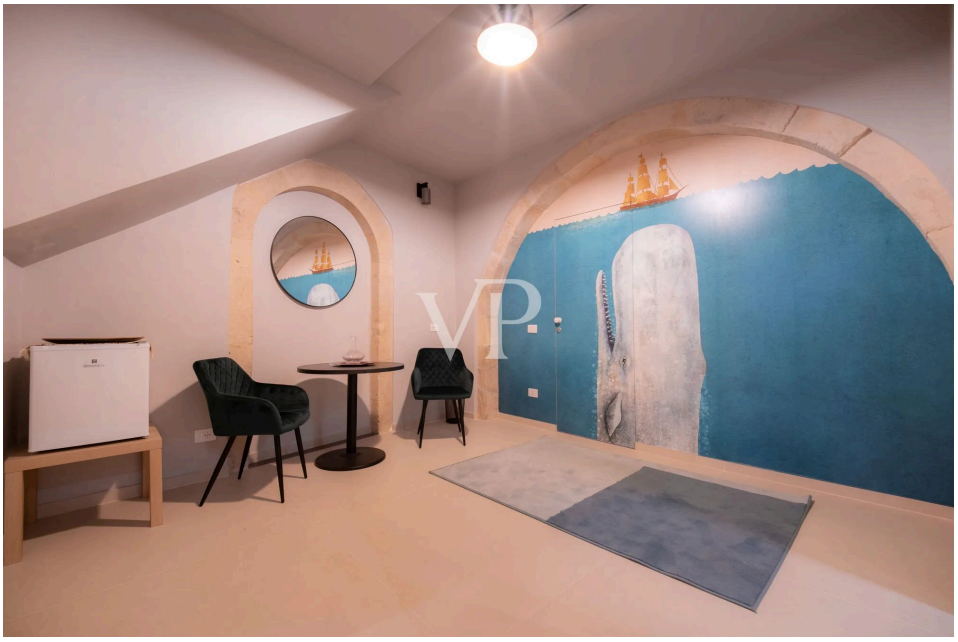
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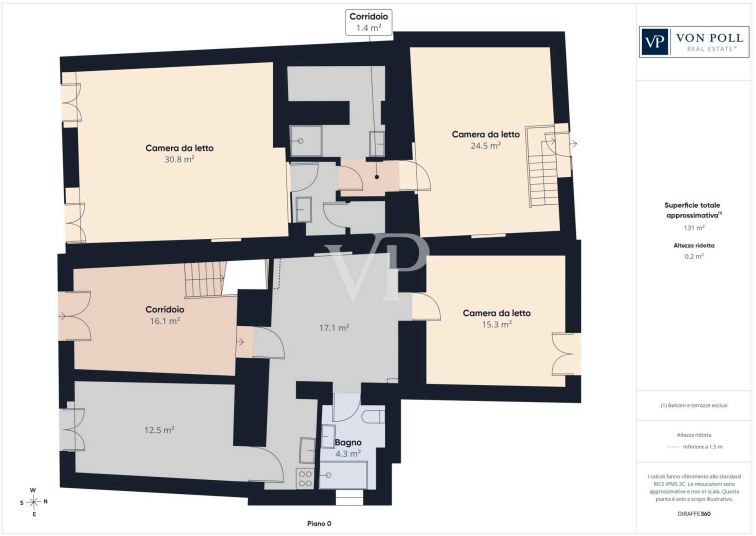
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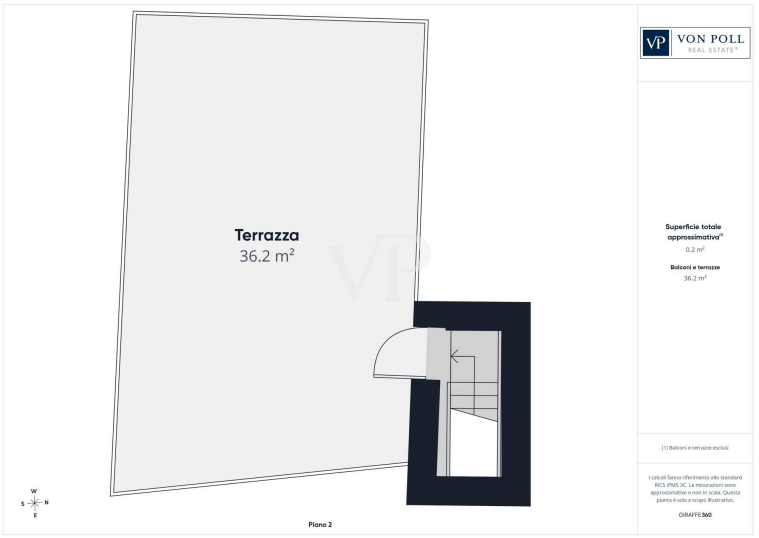


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Floor plans







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

In the heart of the island of Ortigia in Syracuse, just 100 meters from the sea—specifically on Via Larga—Von Poll Real Estate is offering for sale a charming, freestanding townhouse dating from 1890. The property has been completely renovated to ensure maximum structural safety, thanks to full compliance with the latest seismic codes, and has been successfully established as a high-end hospitality venue. The property, which spans the ground floor and first floor, features a rare corner layout with two entrances and views onto two parallel streets, ensuring maximum independence, natural light, and operational flexibility.
The property is currently operated as a boutique B&B and is optimized to welcome guests in an atmosphere of charm and privacy.
On the ground floor, guests are greeted by a spacious reception area that leads to the guest rooms and outdoor spaces. The property features a total of 4 double rooms and 2 exclusive suites, each comprising an entryway, living room, bedroom, and bathroom. Rounding out the property is another premium suite consisting of an entryway, living room, kitchen, and 2 bedrooms with en suite bathrooms.Each room has been completely customized in design and finishes, offering guests a unique aesthetic experience, and all feature a finely finished private en-suite bathroom.
The true highlight of the property is its rare outdoor spaces in the historic center: a wonderful private garden on the ground floor and an overhanging terrace—oases of tranquility ideal for moments of relaxation or for serving breakfast.
Investing in this small palace on Via Larga means acquiring not only a prestigious property but also a highly profitable business in one of the world's most sought-after tourist destinations. The location is simply fantastic: situated on a quiet yet strategic street, it allows you to reach Piazza Duomo, the Fonte Aretusa, Castello Maniace, and the sunbathing areas on the Cala Rossa cliffs in just a few minutes on foot.
The tourism market in Syracuse and Ortigia is experiencing strong and steady growth, driven by an elite international clientele seeking the authenticity of historic residences without sacrificing modern comforts. The presence of a private garden, terrace, and suite makes this property highly competitive and positions it in the premium segment of the tourist rental market, ensuring a rapid and consistent return on investment over time, with an immediate transition to operation thanks to the property's impeccable condition.
For more information and to schedule an on-site visit, please contact our offices.

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Details of amenities

- Each room is equipped with heating and air conditioning
- The rooms are individually decorated with high-quality wallpaper
- Each room is equipped with all the amenities, including a minibar, a small table, and chairs for in-room breakfast
- The terrace and garden are a little slice of paradise in the historic center
- All bathrooms feature showers and high-quality finishes

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All about the location

The property boasts an enviable, strategic location in the historic center: it is located just 300 meters from the picturesque Cala Rossa Cliffs and 600 meters from the historic Maniace Castle, allowing guests to explore the Cathedral, the Aretusa Fountain, and the city's main Baroque monuments entirely on foot.
The Plemmirio Marine Protected Area is just a few kilometers away.

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Contact partner

For further information, please contact your contact person:

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