Portopalo Di Capo Passero – Sizilien

Detached villa nestled between the blue waters of Punto Rio and the pink flamingo marsh

Property ID: IT262943314



PURCHASE PRICE: 310.000 EUR • LIVING SPACE: ca. 60 m^2 • ROOMS: 5

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At a glance

Property ID	IT262943314
Living Space	ca. 60 m²
Rooms	5
Bedrooms	2
Bathrooms	2
Type of parking	2 x Outdoor parking space

Purchase Price	310.000 EUR
House	Single-family house / Detached house
Total Space	ca. 70 m²
Condition of property	Modernised
Equipment	Terrace

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Energy Data

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

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The property





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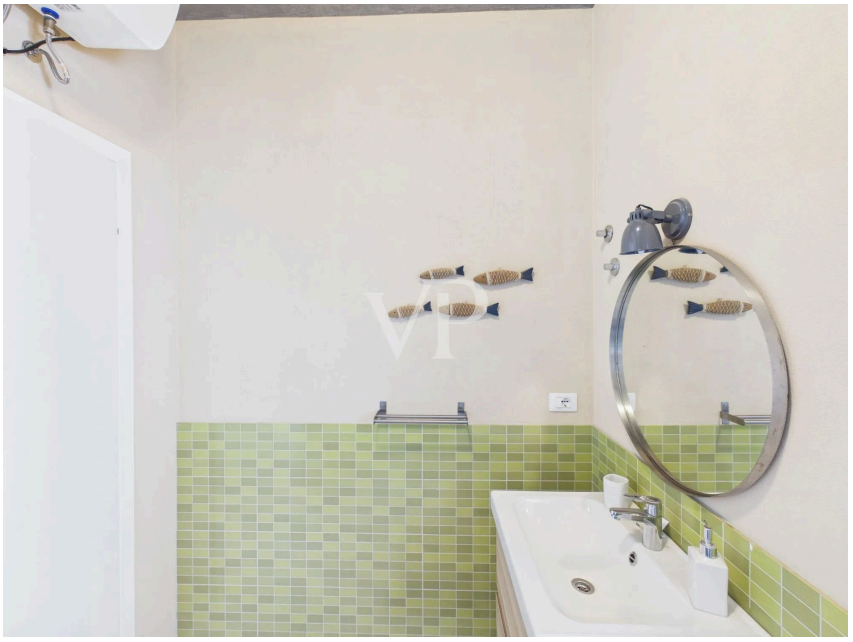
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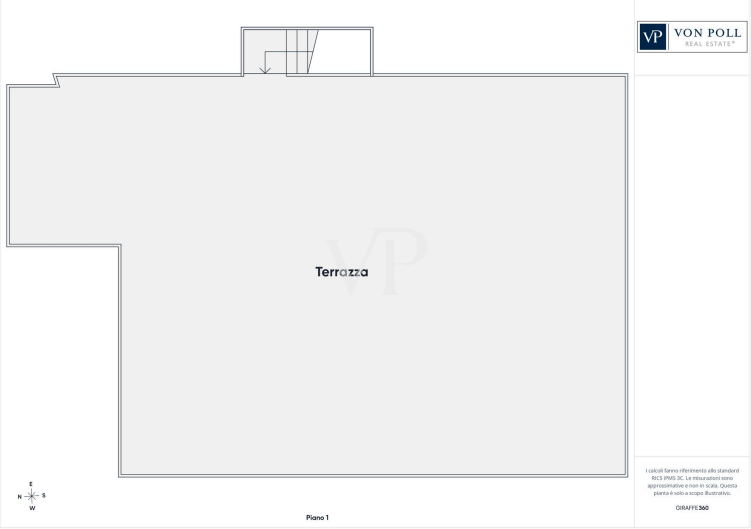
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Floor plans





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

Detached Villa in Punto Rio, Portopalo
In the sought-after Punto Rio neighborhood of Portopalo, Von Poll Real Estate is offering for sale a luxurious, renovated, and furnished villa, designed for those who wish to live surrounded by the unspoiled beauty of authentic Sicily, in a magical setting nestled among golden dunes, crystal-clear waters, and the Pantano nature reserve, home to pink flamingos.
Just 90 meters from one of the island's most exclusive beaches, this 60-square-meter property exudes Mediterranean charm. The living area, with its cozy living room and open kitchen, opens onto a spacious 20-square-meter veranda, creating a seamless transition between indoors and outdoors. The sleeping area offers maximum privacy and comfort thanks to two bedrooms and two bathrooms with showers.
The true masterpiece of the property is the 400-square-meter private garden, an oasis of relaxation featuring a Jacuzzi hot tub with an integrated chromotherapy system, ideal for rejuvenating on warm summer evenings. Above the villa, the sun terrace literally plunges into the blue of the sea, offering a breathtaking panoramic view and unforgettable sunsets. The property is complemented by the convenience of two private parking spaces. A unique and one-of-a-kind villa, where the scent of the sea and the sound of the waves become the daily soundtrack to your new life.

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Details of amenities

The villa stands out for its well-appointed amenities and outdoor spaces designed to let you fully enjoy every moment of the day.
The furnished garden features a splendid Jacuzzi with hydromassage and chromotherapy, flanked by a comfortable outdoor shower area, creating a pleasant space dedicated to relaxation.
The social area is enhanced by a large table covered by a canopy, ideal for outdoor lunches and dinners and for enjoying the outdoor spaces at any time of day.
The property is also equipped with a heating and cooling air conditioning system to ensure maximum comfort in every season.
Rounding out the outdoor spaces is a stunning panoramic terrace with a sea view, featuring a furnished sunbathing area and a patio shaded by sails, from which to admire the picturesque scenery and spectacular sunsets of southern Sicily.
The villa is offered fully furnished, with pieces carefully selected to enhance both the interior and exterior spaces.

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All about the location

The stunning Punto Rio Beach (also known as Carratois Beach) is located at the very tip of southeastern Sicily, in the municipality of Pachino / Portopalo di Capo Passero (SR). Since it is an unspoiled nature reserve, many of the main lodging options and nightlife venues are concentrated in the nearby hamlets of Marzamemi, San Lorenzo, and Portopalo.

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Contact partner

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