



Villa for sale in Noto

€ 2.400.000

Ref. CBI148-2121-41



503 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 5

In the beautiful region of Val di Noto, nestled in the legendary Valley of the Gods, an exclusive project is taking shape to build contemporary luxury villas and a high-end hotel. The project area spans over 62 hectares and includes two stunning farmhouses that offer breathtaking views of the sea and panoramic valley scenery.

The 503 square meter property consists of 3 bedrooms, including a master suite, 4 bathrooms, an entrance hall, living room, kitchen, and a study. There are terraces covering a total area of 398 square meters, as well as a large 236 square meter swimming pool area. The property is surrounded by 35,308 square meters of land.

The limited availability of these villas represents a highly valuable privilege, becoming a true symbol of a limited edition that adds to the intrinsic appeal of the property, creating an image of status and prestige.

The strong and unique personality of the structure is expressed through attention to detail and the selection of exclusive elements that convey the peculiar characteristics of the location where it is situated. In this way, a story is told that is linked to the peculiarities of the area, capable of creating a unique and unforgettable stay experience.

Villa Aura,

As white as the marble of ancient statues, the snow-white stone of Villa Aura glistens in the sun, making it an alluring residence that warmly welcomes its guests.

A prestigious villa that exudes a sense of spaciousness, achieved by skillfully subtracting unnecessary frills and embracing a clean, essential architectural design. Its contemporary style carries the essence of a classic, displaying delicate rigour in every detail.



An intimate and discreet beauty emerges within this space, where linear furnishings and a curated palette of colours - neither whites nor blacks - serve to accentuate the authenticity of a landscape composed of harmonious contrasts.

Encompassed in a land that prides itself on its rugged nature, Villa Aura is located on a single floor, following the horizon lines that reach the sea. Large windows let in gentle sun rays, in a joyous juxtaposition of light and shadow pursuing each other relentlessly.

The materials recall the colours of Sicily - delicate, neutral shades of stone with textures adorning the walls like an artist's canvas. The finishes exude sophistication, embracing a timeless, minimalistic style.

Outside, the large infinity pool is surrounded by unspoilt Mediterranean scrubs that stretch out indefinitely, dotted with shrubs and plants typical of the area, such as agave, olives, and succulents.

The big outdoor patio hosts a living area underneath a celestial vault. There, masonry kitchen awakens ancient Sicilian traditions - gathering in front of the fireplace to feel part of the whole and share each other's thoughts. Ancient figures on a large mural are silently watching us with curiosity - atavistic memory of faraway realms.

Like an organism that breathes and communicates through emotions, Villa Aura is alive inside and outside in an expanded spatial continuity - like time that, here, goes by slowly.

Certification

Energy Class: A1

Features

Property ID: CBI148-2121-41

Contract: Sale

Categoria: Villa

Address: CONTRADA CUGNO VASCO

Municipality: Noto

Total sqm: 503 sq.m.

Bedrooms: 3

Bathrooms: 4

Rooms: 5

Internal condition: Restored

Floor: Ground Floor

Total floors: 1

Independent heating: Heating

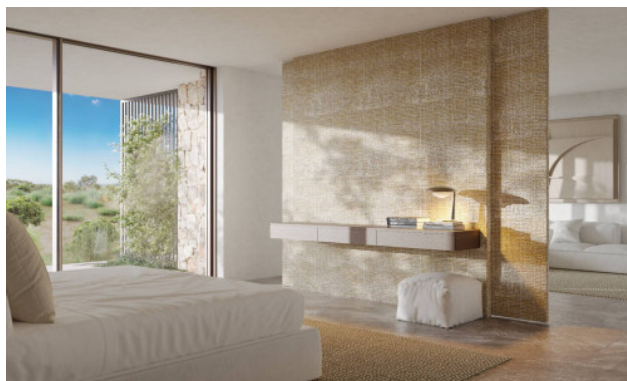
Parking space: Uncovered Parking

Date of construction: 2023

Terrace: Present, 398 sq.m.

Garden: Private

Kitchen: Exposed Kitchen



24RE

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