



Villa for sale in Martina Franca

€ 1.500.000

Ref. CBI094-169-63610



300 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 5

PUGLIA - ITRIA VALLEY - MARTINA FRANCA - PILOZZO ROAD

In the heart of Valle D'Itria we offer for sale a splendid villa under construction, called La Residenza del Duca, located in a protected area close to a thousand-year-old forest.

The Valle d'Itria stretches from Putignano in the north to Ostuni in the south, its wooded slopes, vineyards and endless olive groves dotted with trulli cones are the defining elements of the area.

The residence dominates the surrounding valley and is entirely surrounded by dry stone walls. Built with the most modern and safe construction techniques, the interiors, the spa and the swimming pool were designed by the architect Stella Maris Gonzales, Global Stores & Properties Coordinator of Dolce & Gabbana.

The villa is surrounded by a 16,000 m2 park, extraordinary for the variety of flora that populates it, which gives privacy and breathtaking views to every corner of the property.

Internally the villa is spread over two levels, ground floor and basement. All the spacious rooms share the panoramic view offered by the large windows, unique in the area. In its 290 square meters there are four bedrooms and five bathrooms. The 80 m2 basement



floor is made up of a bathroom, gym and spa with sauna, Turkish bath and Jacuzzi. The spa area can also be accessed from the outside via a 2.2 x 2 m French door.

A comfortable staircase, located on the side of the residence, leads to the large 210 m2 terrace which houses a relaxation area - solarium and a latest generation solar system.

Near the tree-lined avenues that lead to the main house stands a centuries-old Trullo (1800) perfectly preserved in its three cones. The trullo, which also has a basement, can be used as a charming suite, outbuilding or accommodation for service personnel.

The property includes a large covered parking that can accommodate up to eight vehicles.

The residence, immersed in the tranquility of unspoiled nature, is located a few kilometers from the main historic centers of the valley and from the most famous beaches of Puglia.

Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI094-169-63610

Contract: Sale

Categoria: Villa

Address: Strada Pillozzo, Sn

Zip Code: 74015

Municipality: Martina Franca

Total sqm: 300 sq.m.

Livable surface: 300.00

Bedrooms: 4

Bathrooms: 5

Rooms: 5

Internal condition: Excellent

Floor: Ground Floor

Total floors: 2

Parking space: Carport

Date of construction: 2023

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Fastweb connection

Fireplace

Air conditioning

Wall mounted sanitary

Whirlpool bath

Shower

Preparation for alarm system

Safety deposit box

Basement

Pool

Panoramic view

