

# Villa for sale in Noto

## € 2.400.000

### Ref. CBI148-2121-109



**599 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 14**

In the beautiful region of Val di Noto, nestled in the legendary Valley of the Gods, an exclusive project involving the construction of luxury villas of contemporary design and a fine hotel comes to life. The area dedicated to the project covers an area of 62 hectares and includes two beautiful farmhouses, which offer breathtaking views of the waters of the sea and the panoramic scenery of the valley.

Villa Gea exemplifies a perfect harmony between landscape and architecture, nestled within an environment with green and brown tones. Its design draws inspiration from both the primitive beauty of nature and the rich traditions of Sicily.

Poetry of stone, composite creation, full and empty spaces intertwine harmoniously in pure, proportional shapes. Villa Gea stands peacefully, modern yet ancient, where souls come to rest and thoughts live comfortably.

The villa is divided into several separate buildings, yet united from the big inner courtyard resembling the zen gardens, whilst still maintaining a warm Mediterranean soul. An ample patio for convivial moments huddles by the shadow of rubble walls, offering shelter from the warm sunlight.

Inside the villa, the material takes shape through natural stones, neutral colors, wooden beams, in a mix of structural elements that, as a whole, give a rustic, genuine character; the sophisticated furnishings and details with an ethnic touch lend a remarkable aesthetic personality to each room.



A tactile, monochromatic play is repeated throughout the architecture - including the large infinity pool - and nestled in a masonry structure resembling the ancient Roman villas, upon which colourful, fragrant plants tenaciously climb.

On the roof of the central building, there's a big solarium, inhabited by contemporary and sophisticated furnishings, where you can spend time observing the blue that seems to blend into the sea in the distance - sunrises, sunsets, starry skies, in an ecstasy of all the senses that will leave you breathless.

Villa Gea is the reinterpretation of the most authentic Sicily - a cosy, light-filled retreat to rediscover the pleasure of your own company.

The limited availability of these villas represents a privilege of great value, becoming a true symbol of limited edition that increases the intrinsic charm of the property, creating an image of status and prestige.

## Certification

**Energy Class:** A1

## Features

Property ID: CBI148-2121-109

Contract: Sale

Categoria: Villa

Address: CONTRADA CUGNO VASCO

Municipality: Noto

Total sqm: 599 sq.m.

Bedrooms: 5

Bathrooms: 6

Rooms: 14

Internal condition: Restored

Floor: Ground Floor

Total floors: 1

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 2023

Terrace: Present

Garden: Private

Kitchen: Exposed Kitchen

Garage: for one car





**24RE**

Piazza Amedeo 8 - Napoli (NA) - 081 18676213  
 24re@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962

