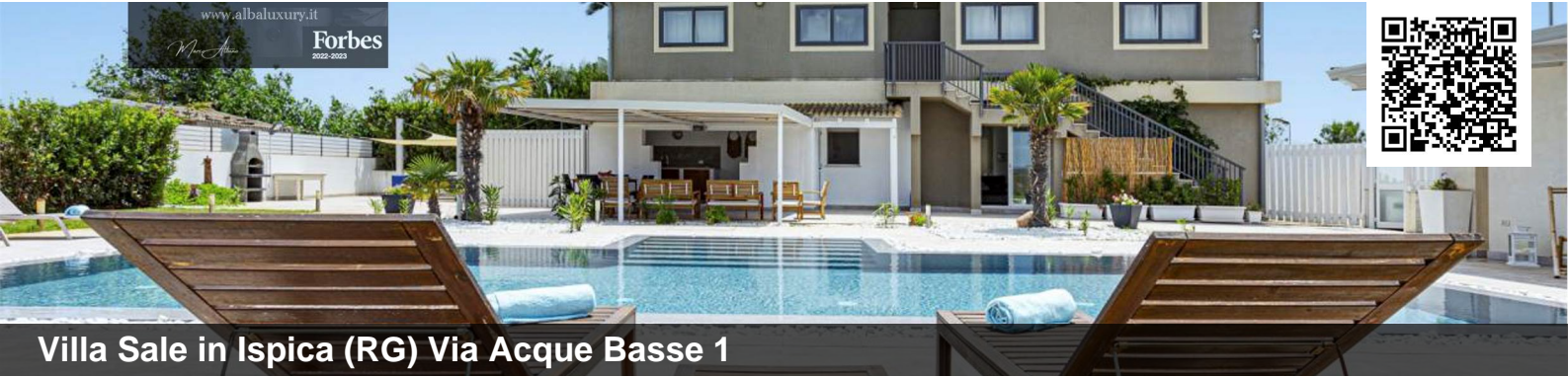




Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Ispica (RG) Via Acque Basse 1

### 2 individual villas with pool, Noto, Sicily

An extraordinary opportunity to own two luxurious adjacent villas, nestled in the beautiful countryside of southeast Sicily. Great Choice for Celebrations and Relaxation - Separate Purchase Option at 800,000 Euros Each.

Rental yield:

Both properties generate a lucrative annual income of €100,000 through tourist rentals, making them an excellent investment. Purchasing both offers the possibility of achieving a total income of €200,000 per year, further consolidating the attractiveness of this unique opportunity.

Twin Villas - Ultimate in Comfort and Style

These two sumptuous villas offer a total of 5 bedrooms, each with its own private bathroom, making them ideal for large families or groups seeking an unforgettable vacation.

Key Features:

Enchanting Location:

The properties enjoy an enviable location, surrounded by kilometers of green fields, just a 15-minute drive from the lively historic city of Ispica.

Dream Exteriors:

Both villas boast spacious terraces with a pool, perfect for relaxing under the Sicilian sun. The landscaped garden will provide moments of pure relaxation and the ideal atmosphere for outdoor dining.

High-Quality Interiors:

The contemporary interiors of both villas feature high-quality finishes. Each bedroom is equipped with air conditioning/heating, ensuring maximum comfort in any season.

Villa A:

3 double bedrooms with en-suite showers  
2 twin bedrooms with en-suite showers  
Spacious living room and modern kitchen  
12 x 6 m pool, terrace, and sunbathing area  
Billiards and ping-pong table for family fun

Villa B:

3 double bedrooms with en-suite showers  
2 twin bedrooms with en-suite showers  
External bathroom and additional in-room shower  
Spacious living room and kitchen  
12 x 4 m pool, terrace, and sunbathing area  
Billiards and ping-pong table for family fun

Nearby Attractions:

Lovely beaches just a few minutes' drive away, including Santa Maria del Focallo Beach and Punta Cirica Beach. Historic cities of Ispica, Marzamemi, Noto, Ragusa, Scicli, and Modica easily accessible. Excursions to the Caves of Ispica just 20 km away.



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### Services and Entertainment:

- WiFi in all rooms
- Air conditioning/heating in all rooms
- Fenced parking area
- Brick BBQ for unforgettable grilling

Don't miss this exceptional opportunity to own two luxury residences in picturesque Sicily. For more information and to schedule a visit, contact us today.

Note: Detailed floor plans are available upon request.

### INFORMATION

Ref.	Sicilia
Type	Sale
Category	Villa
Price	800,000.00 EUR
Annual Expense	
Year	
Energetic Class	A 98.12

### NUMBER

Rooms	6
Bedrooms	5
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

### SQUARE METERS

Commercial	500
Garden	10000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC triple glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Porcelain	Floors Bedrooms	Porcelain
Floors Kitchen	Porcelain	Floors Bathroom	Ceramic		

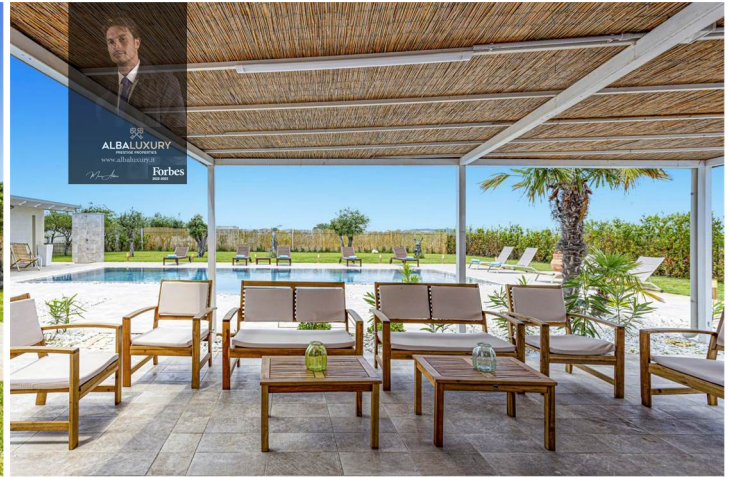
### ACCESSORIES



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Antit theft	Air conditioning	Chimney flue	Electric gate	Laundry room
Swimming pool	Data network	Storage room	Outdoor tables	Flyscreens

## IMAGES



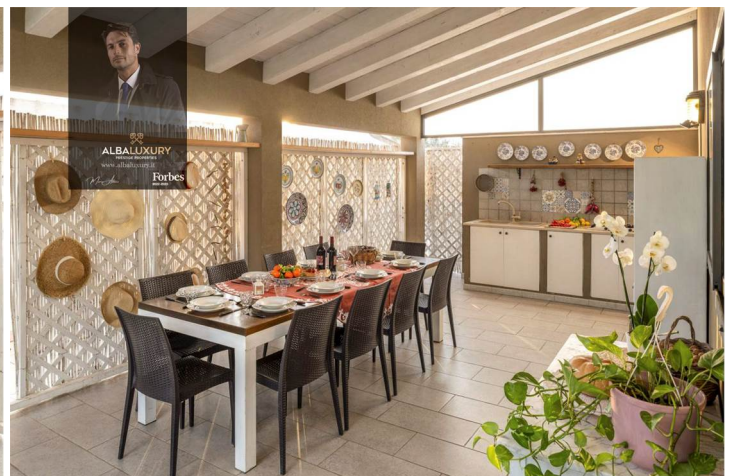
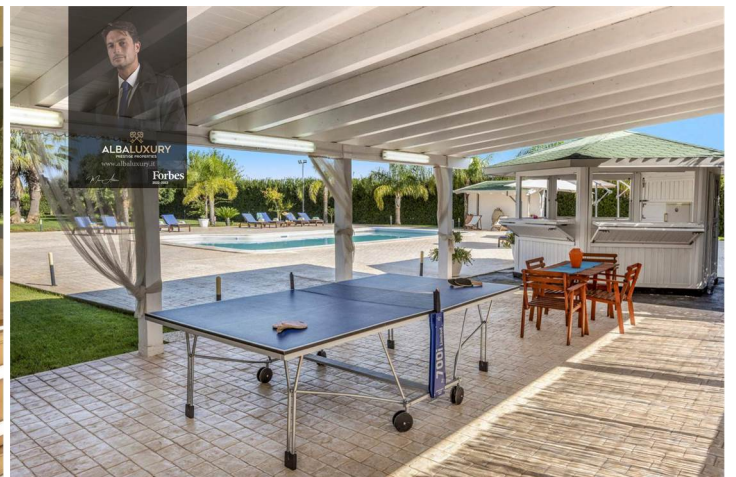


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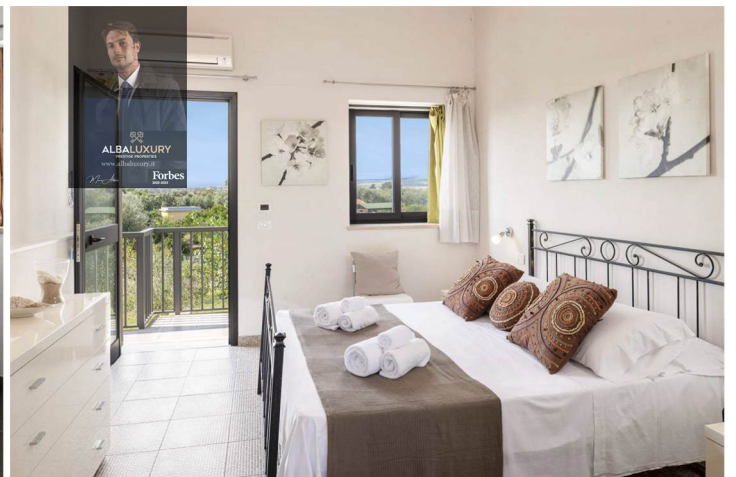
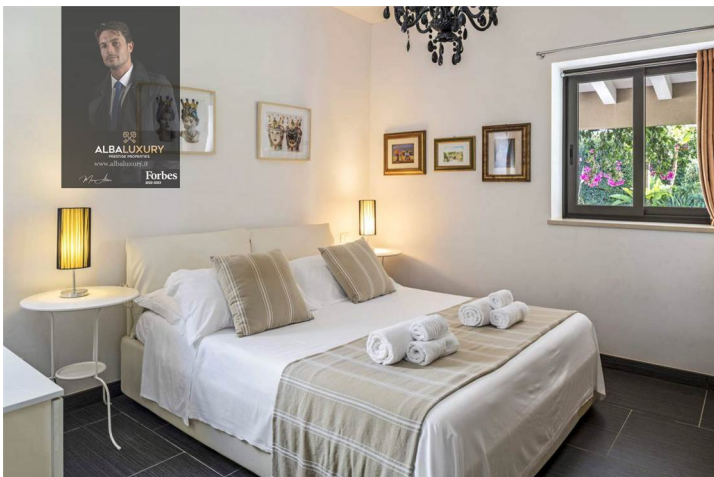
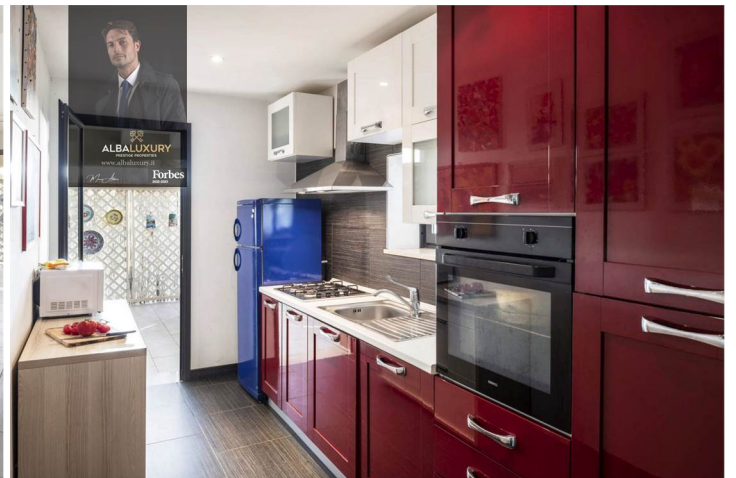


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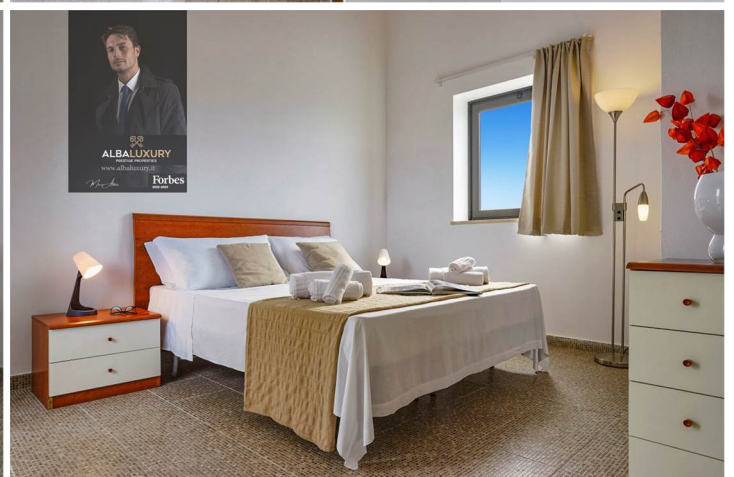
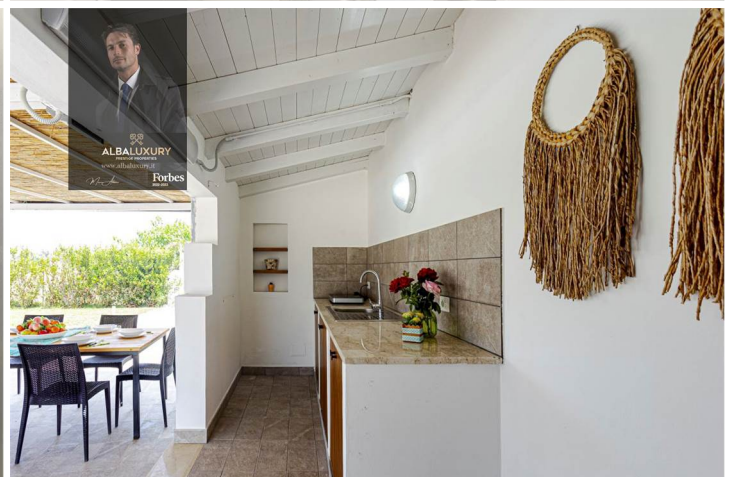


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