



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 Balestrate (PA) Contrada Forgia 1

Luxury seafront hotel in Sicily, Balestrate

Conceived in total respect of the landscape and architectural identity of Sicily, this splendid hotel is the ideal retreat for a totally relaxing holiday thanks to its advantageous location with unparalleled views, its sunsets, over the Gulf of Castellammare del Golfo, from Balestrate to San Vito Lo Capo.

The Resort, with its refined style, has 42 rooms distributed in a baglio overlooking the tourist port of Balestrate, has the cosy Monoï SPA, a solarium on the lawn overlooking the sea with a large jacuzzi, two restaurants, one of which is a gourmet restaurant open from June to September.

Composed of 3 groups of buildings located in the tourist harbour of Balestrate, halfway between Trapani and Palermo, it offers a wellness centre, a terrace overlooking the sea covered with real grass.

You can take the lift down directly to the harbour, while the beach is less than a 5-minute walk away. The modern wellness centre includes a hot tub, sauna and a wide range of exclusive beauty products and treatments. A well-equipped conference centre is also available.

The air-conditioned, elegant rooms feature a flat-screen TV and a private bathroom with a hairdryer and slippers. Some rooms have a spa bath.

The Resort offers 2 restaurants that celebrate Sicilian cuisine at its best, both facing the sunset over the enchanting bay of Castellammare del Golfo.

Monoï has an ambience designed down to the smallest detail to offer guests the ideal comfort to get the most out of their treatments.

The SPA offers various treatments in addition to the water path that allow guests to regain their physical and inner well-being.

The hotel is only a 15-minute drive from Palermo airport.

A coastal centre, classified as a 'scattered municipality', based in Balestrate Foce; of ancient origin, it has an economy based on agricultural, industrial and tourist activities. The inhabitants of Balestrate, with an average old age index, are mostly concentrated in the municipal capital; the rest of the population is distributed in the smaller urban core of Sicciarotta-Calatubo and in numerous scattered houses. The territory, classified as plain, has a varied geometric profile, with differences in altitude that are barely noticeable. The built-up area, with a linear plano-altimetric layout and surrounded by olive groves, citrus orchards and vineyards, is composed of characteristic buildings with rose windows, iron balconies and fan-shaped 'roste' placed above the doors and surmounted by an arch. It is undergoing strong building expansion, also due to population growth, determined by a positive balance of both natural and migratory movements.

INFORMATION

| | |
|-----------------|--------------|
| Ref. | Sicilia 007 |
| Type | Sale |
| Category | Villa |
| Price | 3,900,000.00 |
| Annual Expense | |
| Year | |
| Energetic Class | D 121.21 |

NUMBER

| | |
|----------------------|----|
| Rooms | 55 |
| Bedrooms | 42 |
| Bathrooms | 50 |
| Balconies + Terraces | 7 |
| Floor | |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|------|
| Commercial | 2900 |
| Garden | 400 |
| Cellar | |
| Balconies + Terraces | 200 |
| Attic | |
| Tavern | |
| Box | |



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FEATURES

| | | | | | |
|---------------------|--------------------|------------------------|-----------------------|-----------------|----------------------|
| Property Conditions | Perfect Conditions | Rank | Elegant | Position | See |
| View | Sea View | Orientation | North West South East | Free Sides | 4 |
| Garden | Private | Furniture | Furnished | Heating | Independent |
| Heating Type | Boiler | Type of heating system | Radiator heating | Energy source | Elettric |
| Hot Water | Independent | Cooling | Split | Fixtures | Wooden double glazed |
| Doors | Excellent | Floors Living Room | Ceramic | Floors Bedrooms | Ceramic |
| Floors Kitchen | Ceramic | Floors Bathroom | Ceramic | | |

ACCESSORIES

Antitheft

Air conditioning

Chimney flue

Double glazing

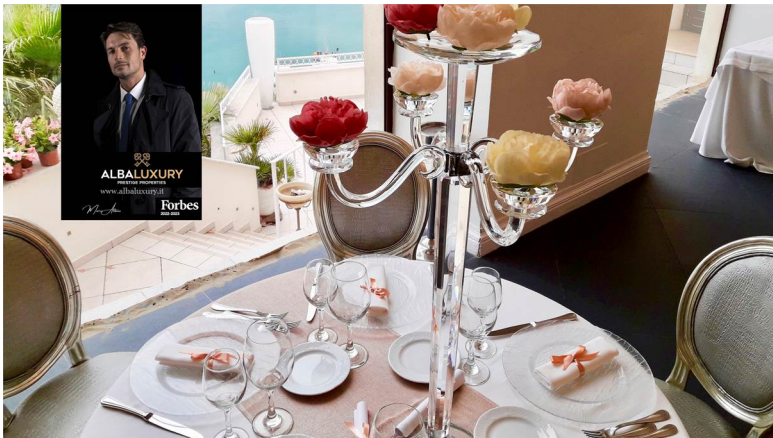
Swimming pool

IMAGES



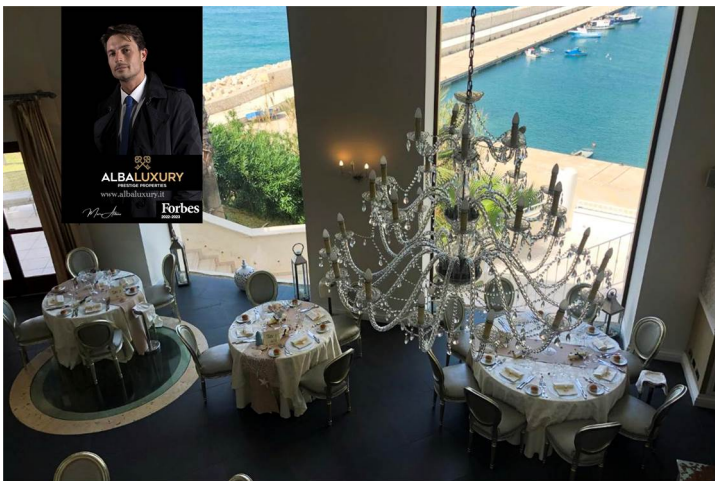
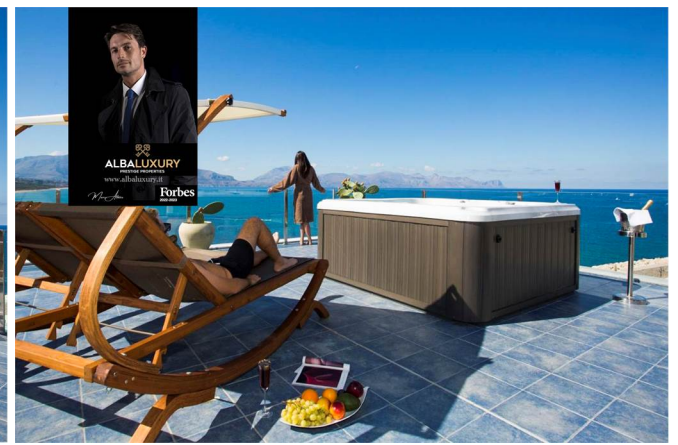
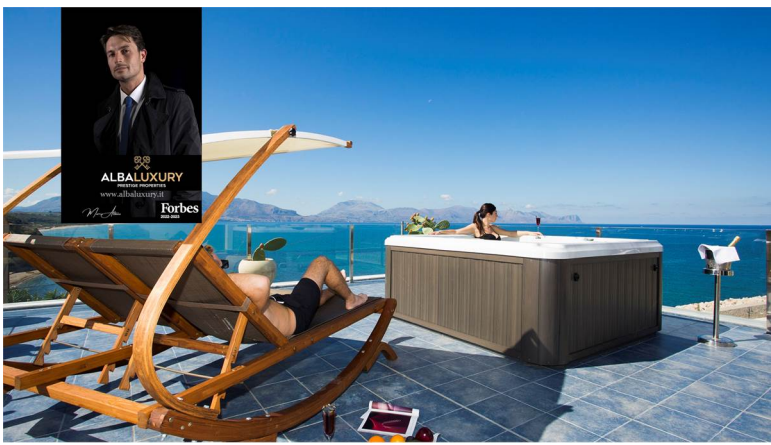
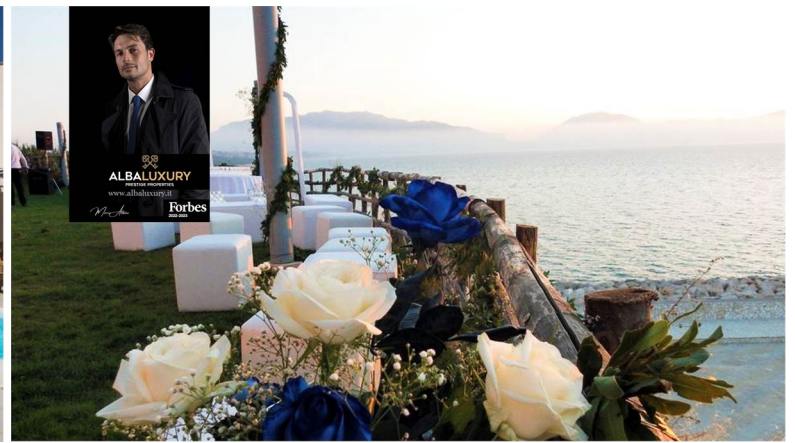
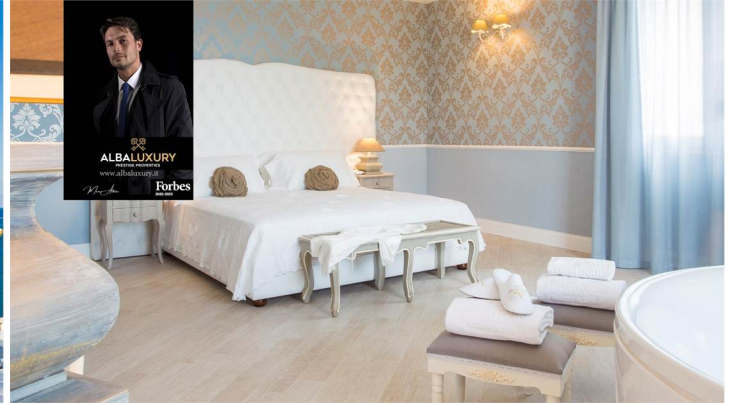


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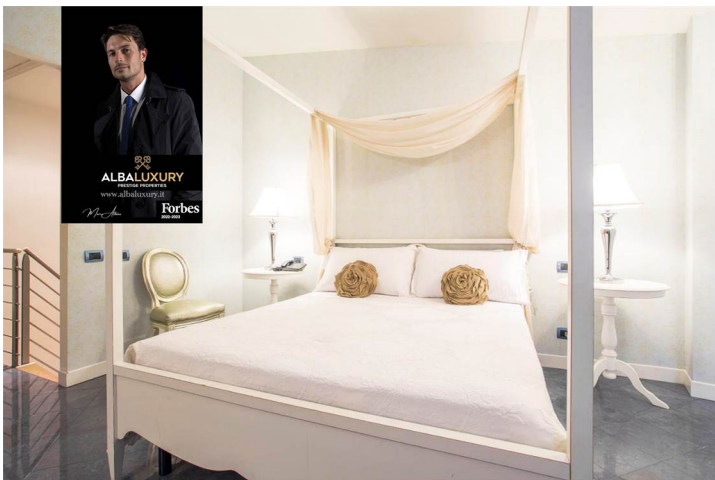


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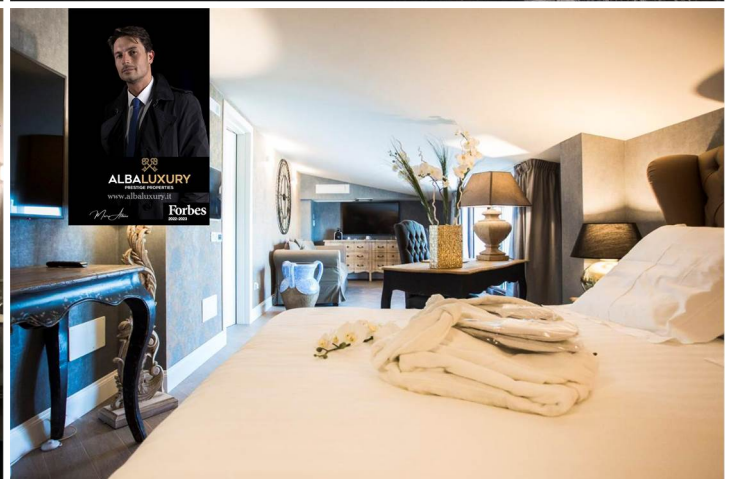
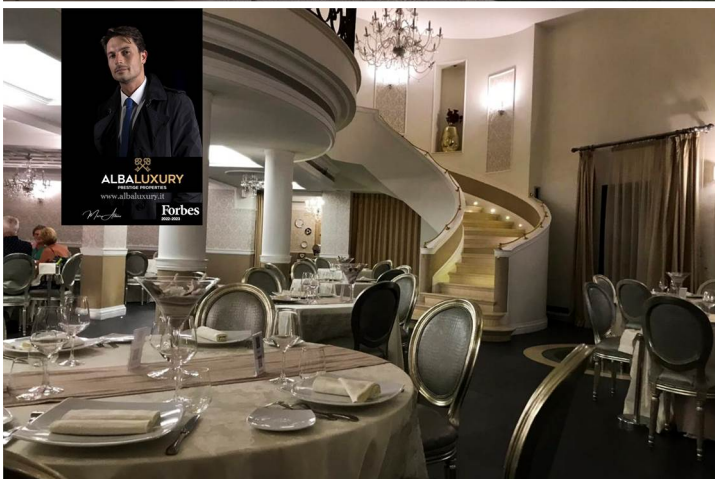
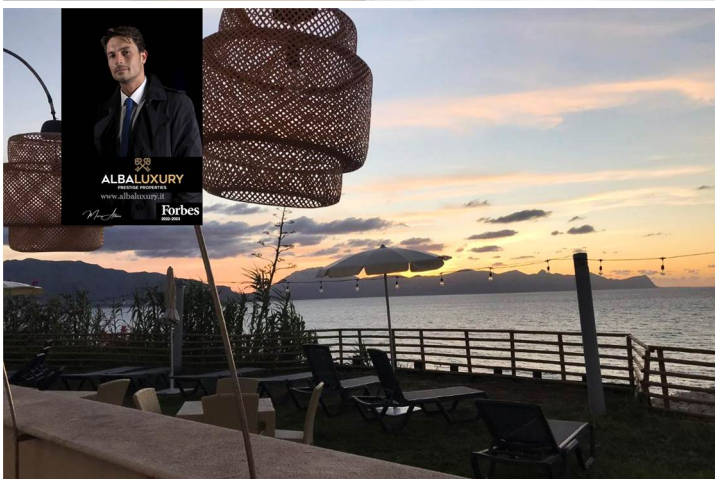


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