Gruppo Bodini
Via Nicolò Putignani, 20 - 70121 Bari
Phone number (+39) 080 8647620

Villa for Sale in Pisticci
Marina Di Pisticci
€ 1.600.000
Ref. CBI094-2772-64033



235 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

BASILICATA - PISTICCI (MT) - CONTRADA CAPOROTONDO

Contemporary Villa with Sea View and Mediterranean Soul
An exclusive retreat where contemporary design meets Mediterranean tradition
Set amidst nine thousand square meters of ancient olive groves and two thousand square meters of landscaped gardens filled with native plants this prestigious villa in Pisticci is a masterpiece of sustainable architecture and hi tech comfort designed for those who wish to experience the beauty of Southern Italy without compromise

Bathed in natural light the interiors reveal open spaces and exquisite materials
The open plan living area with its clean lines and designer furnishings flows seamlessly onto a panoramic terrace overlooking the rolling hills and the shimmering sea of Marina di Pisticci, only 5 minutes away by car.

Every detail reflects harmony and sophistication from the continuous resin flooring to the custom made furniture and the dynamic LED lighting system that allows for personalized ambiance in every room
The villa features three spacious bedrooms each with its own en suite bathroom and walk in wardrobe
The master suite offers a true boutique hotel experience with refined finishes a built in TV wardrobe and direct access to the outdoor

area
The second bedroom is large enough to accommodate up to four guests while the third double room combines style and comfort with impeccable taste

This property operates entirely without gas and is equipped with a 10 kW photovoltaic system with a 20 kWh battery storage complemented by a 310 liter solar thermal system
A cutting edge home automation system allows complete remote control of lighting aluminum security shutters climate and security features
Comfort is ensured by
Underfloor heating including in the showers and dedicated towel warmers
An air cooling and purification system for continuous air renewal
Zoned air conditioning in every room
Starlink connection for seamless remote work
Full video surveillance with 11 cameras perimeter and barrier alarm systems

Outside a stunning heated infinity pool with saltwater and hydromassage overlooks the Lucanian landscape
A pergola with a fully equipped outdoor kitchen barbecue and wood fired pizza oven sets the scene for unforgettable evenings under the southern Italian sky
The outdoor area also includes a private vegetable garden for homegrown produce and a Mediterranean garden that captures the scents and colors of the region

The estate boasts 220 olive trees 115 of which are centuries old producing around 700 liters of extra virgin olive oil each year
A temperature controlled wine cellar adds a touch of exclusivity for true lovers of Italian wine and gastronomy

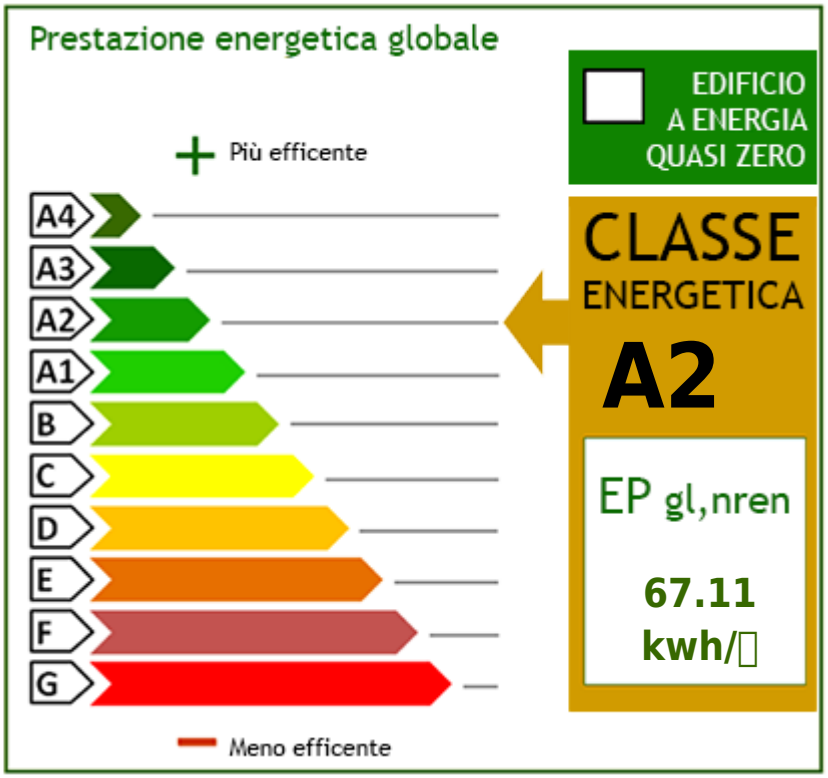
From every window the authentic beauty of Basilicata unfolds gentle hills silver olive trees and the distant blue of the sea
This villa blends contemporary architecture sustainable technology and Mediterranean soul offering a timeless living experience perfect as a private residence a luxury investment or a high end hospitality property

At a Glance3 Bedrooms | 4 Bathrooms
2000 sqm landscaped garden | 9000 sqm plot with 220 olive trees
Heated infinity pool with saltwater and hydromassage
10 kW photovoltaic system with 20 kWh battery and solar thermal unit
Full home automation zoned air conditioning underfloor heating
Outdoor pergola with kitchen barbecue and pizza oven
Wine cellar vegetable garden panoramic sea view
Designer furnishings included

Property Informations

Address: Contrada Caporotondo, snc	**Zip Code**: 75015
Bedrooms: 3	**Bathrooms**: 4
Rooms: 6	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Ground Floor
Total floors: 1	**Parking space**: Uncovered
Date of construction: 2025	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Open kitchen
: Yes	

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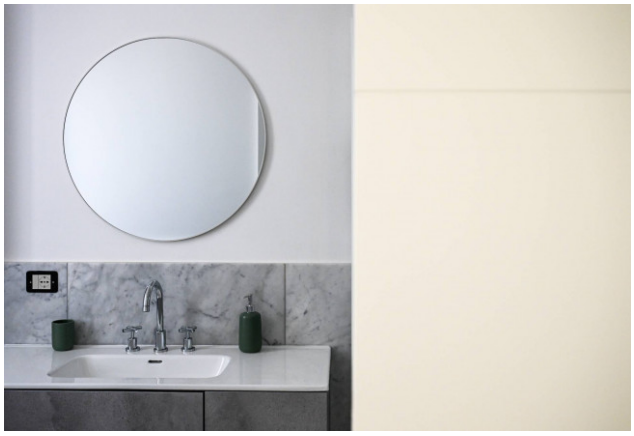
















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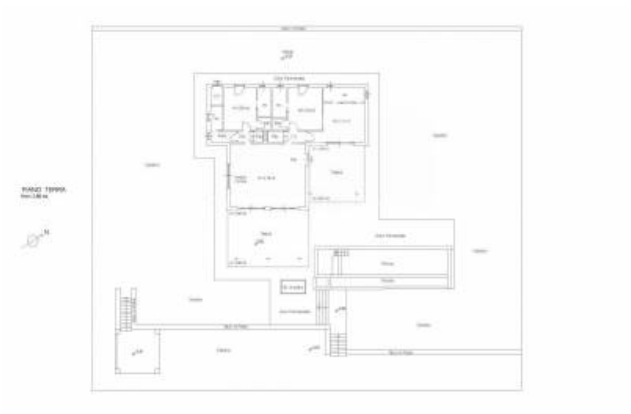






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