24RE
Via Giuseppe Sacchi, 3 - 20121 Milano
Phone number 3496007599

Villa for Sale in Palermo
Addaura
€ 1.180.000
Ref. CBI170-3033-340



151 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

In the most private and authentic stretch of Addaura, on Via Cristoforo Colombo, where the sea of Palermo meets the sky in a boundless horizon, stands a residence that does not simply overlook the Mediterranean: it lives it and breathes it.Here, luxury is defined by silence, absolute privacy, and the rare privilege of exclusive and direct access to the sea, with the rocks becoming your own private landing point.The villa, spread over 151 sqm on two levels, blends harmoniously with the coastal landscape, creating a natural continuity between indoor and outdoor spaces. The well-kept seafront garden welcomes guests like an open-air living room, a space designed to enhance both the view and the atmosphere of the setting. The large portico introduces the home with elegance, anticipating warm and inviting interiors.On the ground floor, the entrance leads to a spacious living room with fireplace, bright and refined, ideal both for relaxing moments and for entertaining guests. The eat-in kitchen, functional and welcoming, connects naturally with the outdoor areas, creating a pleasant and lived-in domestic space. A storage room and a bathroom complete this level. Every room appears oriented toward the sea, as if the house were designed to keep its presence constantly in view.The first floor hosts the sleeping area, composed of three bedrooms, two bathrooms, and a hallway. Here the views become the true protagonists: two sea-view terraces, a panoramic balcony, and a large solarium transform every moment of the day into a unique experience, from sunrise over the water to summer nights illuminated by the moon.The property is located along the scenic coastal stretch of Addaura, one of Palermo's most sought-after residential areas, appreciated for its tranquility, natural beauty, and immediate proximity to the sea. The area is characterized by exclusive villas and seaside residences overlooking the coastline, just a few minutes from the beach of Mondello and well connected to the city center. Its location allows you to enjoy the sea in complete relaxation while remaining close to essential

services, restaurants, and the activities of the area.This residence represents a rare opportunity in the Addaura real estate market: a villa set directly on the rocks with private access to the sea, immersed in tranquility yet only a few minutes from the center of Palermo. It is the ideal choice for those seeking a representative residence, an exclusive holiday home, or a prestigious investment in one of the most desirable areas of the Sicilian coast.Here you do not simply purchase a property.You acquire a fragment of the Mediterranean.

Certification

Energy Class: G

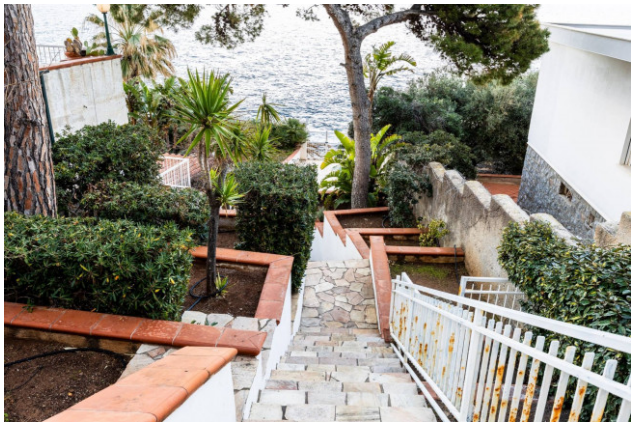
Property Informations

Address: Via Cristoforo Colombo, 2039	**Zip Code**: 90142
Bedrooms: 3	**Bathrooms**: 3
Rooms: 8	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Ground Floor
Total floors: 2	**Parking space**: Uncovered
Date of construction: 1976	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen

















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