Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica
Phone number +390932441464

Villa for Sale in Modica
Modica Sorda
€ 1.400.000
Ref. CBI163-2985-6902



800 sq.m | Bathrooms: 10 | Bedrooms: 12 | Rooms: 22

Exclusive Prestigious Estate between Modica and Pozzallo â€“ Elegance, Privacy, and Comfort in a Unique Home
Strategically located along the Modicaâ€“Pozzallo axis, just minutes from the historic center of Modica and the splendid beaches of the Iblean coast, Coldwell Banker Maxi Real Estate offers for sale an exclusive estate of approximately 800 square meters, immersed in a plot of approximately 4,500 square meters, planted with centuries-old trees and an English lawn where elegance, comfort and privacy blend in perfect harmony.
Crossing the majestic wrought-iron gate, the main villa, built with the highest quality materials and finished with exquisite details, captures your attention, representing the heart of the property.
The entrance leads into the scenic living area on the ground floor, consisting of two spacious living rooms, one featuring a charming fireplace, connected to a spacious kitchen and dining area. This leads to the magnificent conservatory with panoramic windows overlooking the garden with a large swimming pool, relaxation areas, kitchen, and outdoor restrooms. A study and restroom complete the ground floor.

From the entrance hall, a parquet and wrought-iron staircase leads to the upper floor, dedicated entirely to the sleeping area. Here, four elegant bedrooms are located, all designed for maximum well-being and featuring walk-in closets and private bathrooms, in a perfect balance of functionality and refinement.
The property includes two additional buildings to the sides of the central villa, each approximately 200 square meters in authentic

Modica stone and Sicilian terracotta tiles. They are spread over a single level, with canopies and large, fully finished outdoor spaces. Similar in period and construction method, as well as in the use of materials and finishes, the two villas nevertheless maintain their own unique identity and character in the layout and furnishings.
The two gems embellish the estate, every detail of which has been designed to offer a top-notch living experience: large internal and external spaces, absolute privacy, high-quality finishes and features such as external lighting and timed irrigation systems, a water system with auger and 3 supply tanks, video surveillance and burglar alarm systems and a large parking area.
This property represents a unique solution in the real estate landscape of southeastern Sicily, where the charm of tradition and elegance make it an ideal residence as a representative home, a prestigious private villa, or an exclusive luxury accommodation.
The peace of mind of those who buy comes from trusting those who guide them!
Book your visit!

Certification

Energy Class: F

Property Informations

Address: VIA MODICA ISPICA, 60A	**Zip Code**: 97018
Bedrooms: 12	**Bathrooms**: 10
Rooms: 22	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 2.82	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Parking space: Covered	**Date of construction**: 1995
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private, 4.500 sq.m	**Kitchen**: Eat-in kitchen

















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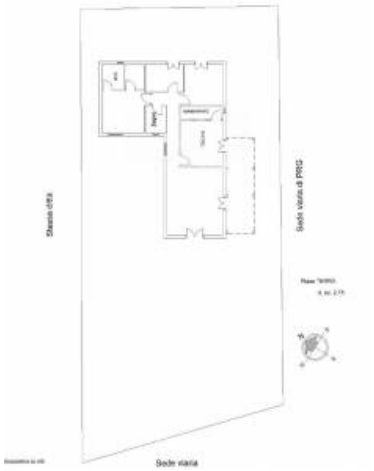














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