

Terra Moresca

Noto

HOUSE SURFACE	500 sqm
LAND SURFACE	8.5 ha
VIEW	Overview, Sea
WATER	no
ELECTRICITY	si



A Golden Opportunity in the Heart of Sicilian Baroque

Situated less than 6 km from the beautiful town of Noto, the authentic queen of Sicilian Baroque, and less than 10 km from the enchanting beaches of the Vendicari Nature Reserve, this splendid 8.5 hectare plot offers a unique and highly valuable real estate opportunity.

This magnificent piece of land is easily accessible via a convenient paved road. The property stretches over rolling hills, offering spectacular views of the surrounding landscape, characterised by lush nature and enchanting panoramic views.

The land is enriched by the presence of no less than 1,800 olive trees, which produce high-quality oil, and more than 30 majestic carob trees, a typical Mediterranean plant. This tree heritage not only adds value to the property, but also contributes to an atmosphere of authentic beauty and serenity.

The property does not have any level of protection, thus offering the possibility of building about 90 square metres per hectare, for a total of more than 500 square metres. This greatly expands development opportunities, allowing the construction of one or more villas. The freedom of design allows for the construction of refined and valuable residences, perfect both for permanent living use and for income.

The land is already connected to the electricity grid, a significant

advantage in terms of cost and time for new construction. Moreover, it has a rich water reserve, which can be easily exploited through the construction of a well, thus guaranteeing an optimal water supply for all needs.

PRICE
300,000.00 €

An Investment of Excellence

This land represents an incredible investment opportunity. Its strategic position between Noto and Vendicari, with the historical, cultural and natural beauty of the area, ensures a strong attraction for both the local and international markets. The possibilities for development are varied and exciting, from the building of luxury villas surrounded by greenery to the creation of an exceptional agritourism.

Don't miss the chance to acquire a property of such value and potential. Contact us for more information and to arrange a site visit.

Caratteristiche

- Garden
- Panoramic
- Olive grove planting
- Carob tree planting
- Landscape View

