

Terra Magna

Modica

HOUSE SURFACE	85 sqm
LAND SURFACE	7.5 ha
VIEW	Sea, Overview
WATER	no
ELECTRICITY	no



PRICE
360,000.00 €

Caratteristiche

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

A dream plot of land within walking distance of Modica

Less than 13 km from the renowned town of Modica lies a splendid 7.5-hectare plot of land that captivates with its privileged location and magnificent views of the surrounding landscape, quarry and sea.

Access to this property is easy thanks to a convenient paved road. The land is surrounded by unspoiled nature, enriched by the presence of striking 100-year-old olive trees and productive carob trees.

The property offers the opportunity to build up to 90 square meters per hectare, allowing the construction of more than 700 square meters of buildings. With no landscape constraints, this opens up ample possibilities for the creation of exclusive residences or facilities for commercial purposes.

A bold and versatile investment

Currently not connected to the electricity grid, the property has a rich water supply that can be used through a well to be built. This energy independence offers the opportunity to embrace sustainable and innovative solutions.

This land represents a viable investment opportunity for the creation of exclusive residences for permanent housing, vacation homes or facilities for tourist use. The amalgamation of unspoiled nature and construction potential makes it a versatile and promising option for those seeking a quality investment in Sicily.

