

Premia Home srl

AGENCY — CATANIA

ACIREALE — CT

## Acireale - The Privilege of Privacy, Between the Blue of the Sea and the Green of the Timpa

€ 1.100.000

PRICE

315 m<sup>2</sup>

SQUARE METRES

5

ROOMS



# The Spaces





## DESCRIPTION

# Acireale - The Privilege of Privacy, Between the Blue of the Sea and the Green of the Timpa

In the renowned seaside setting of Santa Tecla, one of the most exclusive and secluded destinations on the Ionian coast, stands this prestigious detached villa: a perfect blend of stately architecture, absolute privacy, and cutting-edge sustainability. The residence enjoys a commanding and extraordinarily panoramic location, with an unobstructed view stretching from the blue waters of the Ionian Sea to the silhouettes of the picturesque Timpa di Acireale nature reserve. Nestled within a magnificent private park of over 2,150 square meters, meticulously maintained down to the smallest detail, the property's true crowning jewel is a monumental 95-square-meter swimming pool overlooking the sea. Next to it, a charming vintage-style kiosk bar evokes the atmosphere of the most elegant summer residences, creating the ideal setting for exclusive receptions and sunset aperitifs. A spacious 420-square-meter courtyard and a covered portico complete the outdoor spaces dedicated to relaxation. The interior, which spans a generous area of approximately

549 square meters across two main levels, was designed to offer maximum comfort and a perfect division of spaces. On the ground floor, you are greeted by a grand and exceptionally bright living area, consisting of a spacious living room, a study, a large kitchen, and ancillary rooms. Moving up to the upper level is the sleeping area, an oasis of tranquility for the family, featuring three bedrooms with panoramic views, two bathrooms, and a functional laundry room. In addition to its undeniable charm, the villa stands out for its remarkably modern technological and eco-friendly features. Certified as Energy Class A3, the residence ensures superior efficiency and minimal operating costs thanks to a photovoltaic system and a dual-sided fireplace. Furthermore, a private well ensures complete water self-sufficiency for maintaining the grounds without any supply costs. Finally, equipped with a garage and utility rooms, this residence is not merely a luxury property but a unique living experience in the heart of the stunning Cyclops Riviera.

 **315 m²**  
AREA

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 1.100.000**

## FEATURES



WIDE  
SPACES



INDEPENDENT  
SWIMMING  
POOL



TERRACE



SEA VIEW



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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