



Historic town villa from the late 19th century in the heart of Siracusa - Sicily



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,114,813.69

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Sicily
Πόλη:	Syracuse
Ταχυδρομικός κωδικός:	96100
Δημοσιεύθηκε:	12/01/2026

Περιγραφή:

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This detached villa from the late 19th century Gründerzeit period is situated in a central and privileged location in the city of Siracusa. The most important archaeological and religious sights such as the Teatro Greco, the Orecchio di Dionisio, the Roman Amphitheater, the Museo Paolo Orsi, the Santuario Madonna delle Lacrime and the church of San Giovanni are all in the immediate vicinity. All daily amenities - supermarkets, stores, sports facilities and hospital - are within easy reach.

The villa represents the elegant yet simple style of Sicilian manor houses of the late 19th century. The building still retains much of its original structure:

- + original roof construction and tiled roofing
- + high rooms with historic vaulted ceilings
- + Interior walls and natural stone walls in their original design
- + Wooden supporting structures and wooden beam ceilings

In 1998, the villa underwent a comprehensive, fully documented structural consolidation.

The property sits on a plot of approx. 500 m², accessed via a private driveway. The entrance leads into a landscaped front area with small garden areas and shrub beds. The central outdoor area offers parking spaces for up to three vehicles.



From here you can access three independent areas: the stately apartment on the upper floor, the spacious garage area and a smaller first floor apartment.

To the side of the villa, a separate entrance leads to an inner courtyard with a small kitchen garden and two utility rooms. Another small courtyard is located at the rear of the building.

Outdoor areas:

- + approx. 250 m² of garden and green areas
- + Inner courtyard with kitchen garden and two technical rooms
- + additional small rear courtyard

First floor:

- + Garage: approx. 80 m², room height over 4 m, with two windows and access to the rear courtyard.

Exposed wooden beam ceilings.

- + Apartment: approx. 70 m², room height approx. 3.80 m, large, bright entrance hall
- + second, smaller parlor as distribution room
- + Bathroom with bathtub, washbasin, bidet and WC Kitchen with window
- + storage room
- + further room with small veranda and access to the courtyard and garden

Second floor - Casa Padronale:

The stately apartment measures approx. 150 m² and can be reached via an imposing, historic staircase with wooden banisters and vaulted ceiling. The rooms are characterized by vaulted ceilings, some of which are over 4 m high, and generous room proportions:

- + spacious entrance area with access to several rooms
- + first living or work space with a small balcony overlooking the rear courtyard
- + three large rooms with anticambers in front, some with windows on two sides, including a salon with an impressive vaulted ceiling and ceiling fresco as well as a balcony with a view of the garden
- + additional large rooms at the end of the corridor
- + spacious dining room with two windows
- + kitchen with its own window
- + two bathrooms: main bathroom with bathtub, washbasin, bidet, WC and window; second small bathroom with WC and washbasin

Special features of this property:

Historic town villa in an excellent, central location

Architecturally valuable original substance

Several independent units (upper floor / ground floor apartment / garage)

Ideal conditions for prestigious living, multi-family use, vacation rentals, medical practices/offices or an exclusive residence

Outdoor areas with garden, courtyards and parking spaces

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

Siracusa - one of the most glamorous cities in the Mediterranean



Siracusa, located on the south-east coast of Sicily, is one of the most historically and culturally significant cities in the Mediterranean. Once one of the most powerful metropolises of ancient Greece, today Siracusa is a lively center where thousands of years of history, Mediterranean lifestyle and modern urbanity combine in a unique way.

History & culture

The city was founded by Dorians in 733 BC and quickly developed into one of the richest and most influential poleis of ancient Greece. Famous personalities such as Archimedes worked here. Even today, countless monuments bear witness to this glorious past - above all the Arethusa Archaeological Park with the Teatro Greco, the Roman amphitheater and the famous Orecchio di Dionisio.

Later eras - Roman, Byzantine, Arabic, Norman and Baroque - have also left their mark on Siracusa. The historic center of the city, the island of Ortigia, is a UNESCO World Heritage Site and delights visitors with its magnificent baroque palazzi, narrow alleyways and lively piazzas.

Ortigia - the heart of Siracusa

The old town island of Ortigia is the cultural and emotional center of the city. Here you will find the imposing Piazza Duomo with the cathedral, built on the remains of an ancient temple, the Fonte Aretusa, a freshwater spring by the sea, the charming fish market, as well as a multitude of boutiques, restaurants, cafés and craft stores.

During the day, life pulsates between the harbor promenade, market stalls and cafés; in the evening, Ortigia glows in warm light and becomes an atmospheric backdrop for strolls and culinary discoveries.

Nature, beaches & quality of life

In addition to its cultural significance, Siracusa offers an exceptional natural environment. Just a few minutes from the city center, you will find beautiful bays and natural beaches, including the Riserva Naturale del Plemmirio, a protected marine area ideal for swimming and diving, the golden sandy beaches of Arenella, Fontane Bianche and Ognina.

The Mediterranean climate with mild winters and warm, sunny summers makes Siracusa a great place to live all year round.

Infrastructure & location quality

Siracusa has an excellent infrastructure with schools, universities, medical facilities, sports facilities and an extensive cultural and gastronomic offering.

The proximity to Catania Fontanarossa Airport (approx. 50-60 minutes' drive) ensures excellent international connections.

Lifestyle

Siracusa combines urban comfort with historical flair and Mediterranean serenity. The city is equally attractive to locals, second home owners, investors and visitors who appreciate the authenticity of Sicily and its proximity to the sea.

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Κοινά

Τελειωμένα τετραγωνικά
πόδια: 220 τ.μ
Μέγεθος αυλής: 500 τ.μ

Lease terms

Date Available:

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