



## Villa Margi Gate Apartments For Sale In Santo Stefano di Camastra Sicily



### Information de l'agent

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nom:              | Niall Madden                                                                  |
| Nom de compagnie: | Esales Property Limited                                                       |
| Pays:             | Royaume-Uni                                                                   |
| Expérience since: | 2002                                                                          |
| Type de service:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Téléphone:        |                                                                               |
| Languages:        | English                                                                       |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 288,082.45 |

#### Location

|                       |                  |
|-----------------------|------------------|
| Pays:                 | Italie           |
| État/Région/Province: | Sicile           |
| Adresse:              | Via Antonello, 1 |
| Indicatif régional:   | 98070            |
| Soumis:               | 17/09/2025       |

#### Description:

Villa Margi Gate Apartments For Sale In Santo Stefano di Camastra Sicily Italy

Esales Property ID: es5554586

Santo Stefano di Camastra

Sicily

Italy

Contact the developer here – Sicily Modern Flat Gated Development Ready-To-Move Apartments

#### MAIN FEATURES:

\* 65m2 of living space



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- \* 2 Bedrooms
  - \* 2 Bathrooms
  - \* Stunning Views
  - \* Communal Pool
  - \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* Great base from which to discover other fantastic areas of Italy
  - \* Many excellent sports facilities, walking and cycling areas nearby

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Discover Villa Margi Gate: An Exquisite Mediterranean Investment Opportunity Along Sicily's Enchanting Northern Coastline

Embrace a Lifestyle of Unparalleled Charm, Enduring Value, and Strategic Investment Potential in the Picturesque Town of Santo Stefano di Camastra

Nestled along the breathtaking and sun-kissed northern coastline of the captivating island of Sicily, Villa Margi Gate presents a truly exceptional investment opportunity, seamlessly blending the allure of authentic Mediterranean charm with a lifestyle of unparalleled tranquility and enduring value. Situated within the picturesque and culturally rich town of Santo Stefano di Camastra, this thoughtfully designed gated residential development offers a rare and compelling proposition for international investors seeking a secure, lifestyle-rich asset in one of Europe's most desirable and increasingly sought-after emerging markets. More than just a collection of exquisite properties, Villa Margi Gate represents a gateway to a lifestyle defined by simplicity, genuine connection to the local culture, and significant long-term potential within a region brimming with natural beauty and historical significance.

Villa Margi Gate unveils an exclusive collection of meticulously designed apartments, each thoughtfully crafted within a private and family-friendly community that prioritizes both comfort and a strong sense of belonging. These exceptional homes feature spacious and well-proportioned layouts, designed to maximize natural light and offer a seamless flow between indoor and outdoor living spaces. Each apartment boasts private terraces or balconies, providing residents with their own personal oases to soak in the stunning Sicilian scenery and enjoy the gentle Mediterranean breezes. The architectural design of Villa Margi Gate masterfully blends the timeless charm of traditional Sicilian aesthetics with the refined comforts and modern conveniences of contemporary living, creating residences that are both aesthetically pleasing and exceptionally functional. The development is thoughtfully anchored by beautifully landscaped green spaces, creating a serene and inviting environment for residents to relax and connect with nature. Shaded picnic areas provide ideal spots for al fresco gatherings and enjoying the company of family and friends, while pedestrian-friendly walkways encourage leisurely strolls and a strong sense of community within the secure confines of this gated enclave. Residents of Villa Margi Gate enjoy exclusive access to a selection of premium on-site amenities, further enhancing their lifestyle. A private swimming pool offers a refreshing escape from the warm Sicilian sun, while dedicated wellness and lounge areas provide spaces for relaxation and rejuvenation. An outdoor cooking zone, thoughtfully equipped for al fresco dining, invites residents to embrace the Mediterranean culinary culture and savor delicious meals under the open sky.



Strategically located just a convenient 1.5-hour drive from Palermo International Airport, Villa Margi Gate offers residents and investors strong regional connectivity, ensuring ease of travel and access to international destinations. Despite its accessibility, the town of Santo Stefano di Camastra retains a peaceful and authentic Sicilian lifestyle, a world away from the hustle and bustle of larger urban centers. This charming town and its surrounding region have been increasingly drawing the attention of discerning international investors and holidaymakers who appreciate its unique blend of natural beauty, cultural landmarks, and vibrant local life. The area boasts pristine sandy beaches, recognized as some of the cleanest in Italy, inviting residents and visitors to enjoy the crystal-clear waters of the Tyrrhenian Sea. Santo Stefano di Camastra itself is a cultural hotspot, renowned for its centuries-old tradition of handmade ceramics, earning it the affectionate moniker of ‘Città della Ceramica’ (City of Ceramics). A visit to the town’s numerous ceramic workshops offers a fascinating glimpse into this 500-year-old artistic heritage, where skilled artisans create vibrant and unique pieces. Exploring the historic center of Santo Stefano di Camastra is like stepping back in time, with its narrow medieval streets, ancient stone buildings, and charming local landmarks, including small, historically significant churches. The town’s rich cultural tapestry is further explored at the Ceramic Museum, where visitors can learn about the town’s heritage and admire exquisite pieces dating back to the 17th century.

Beyond the immediate charm of Santo Stefano di Camastra, the surrounding region of northern Sicily offers a wealth of natural beauty and cultural experiences. Just a short distance from town, the Nebrodi Park beckons with its scenic trails, offering opportunities for invigorating hiking, leisurely cycling, and picturesque horseback riding through Sicily’s wild and unspoiled nature. Outdoor enthusiasts can also discover the adventures that await in the nearby Madonie Natural Park, another protected area of stunning natural beauty. For those with an interest in history and culture, a visit to the world-renowned Romana Villa in Piazza Armerina, a UNESCO World Heritage site, is a must-see, showcasing incredibly well-preserved Roman mosaics. In Santo Stefano di Camastra itself, the International Centre for Astronomical Sciences Gal Hassin offers a unique opportunity to explore the wonders of the cosmos. Embracing the local culinary culture is an integral part of the Sicilian experience, and Santo Stefano di Camastra offers a variety of traditional restaurants where residents and visitors can savor fresh seafood, homemade pasta dishes, local cheeses, and a wide array of other delicious Sicilian specialties. Villa Margi Gate, with its thoughtfully designed apartments and its prime location within this captivating region, offers more than just a property; it provides an entry into a lifestyle characterized by simplicity, genuine connection to the local community and culture, and significant long-term investment potential within a burgeoning European destination. With phases of the development already underway and strong interest being expressed from across Europe, now is the opportune moment to secure your place in this extraordinary coastal development and embrace the timeless allure of Sicilian living.

For those considering an investment in Villa Margi Gate and the captivating region of Santo Stefano di Camastra, the development benefits from its convenient proximity to two major airports in Sicily. Palermo Airport (PMO), also known as Falcone–Borsellino Airport, is located approximately 1 hour and 15 minutes away, offering a wide range of domestic and international flights, connecting Sicily to various destinations across Europe and beyond. To the east, Catania Airport (CTA), officially known as Catania–Fontanarossa Airport, is situated roughly 1 hour and 45 minutes away, also providing extensive domestic and international flight options. The strategic location of Villa Margi Gate, within easy reach of both Palermo and Catania airports, ensures convenient travel for international investors and residents,



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making it an accessible and desirable location for a second home or a long-term investment in the burgeoning Sicilian real estate market. The ease of access to these major transportation hubs further enhances the appeal and long-term value of Villa Margi Gate as a prime Mediterranean investment opportunity.

## ABOUT THE AREA

Santo Stefano di Camastra is a charming comune nestled in the Metropolitan City of Messina, within the captivating Italian region of Sicily. Situated approximately 100 kilometers east of Palermo and about 135 kilometers west of Messina, this town offers a tranquil escape amidst the stunning landscapes of northern Sicily. Its location places it near the Nebrodi Mountains, providing a picturesque backdrop of rolling hills and verdant greenery, while also being within reach of the Tyrrhenian Sea coast. Santo Stefano di Camastra is known for its rich artistic heritage, particularly its production of vibrant and distinctive ceramics, a tradition that has been passed down through generations and continues to define the town's cultural identity.

The history of Santo Stefano di Camastra is intertwined with the Benedictine monastery of Santa Croce di Santo Stefano, from which it derives its name. Originally part of the territory of Mistretta, the town gained its autonomy in the early 19th century. For centuries, the area was known for its clay deposits, which naturally led to the development of a thriving ceramics industry. Today, the town is often referred to as the 'City of Ceramics,' and a stroll through its streets reveals numerous workshops and shops displaying colorful and intricately decorated pottery, ranging from traditional designs to contemporary creations. The Civic Museum of Ceramics, housed in the Palazzo Trabia, offers a fascinating insight into this important aspect of the town's history and culture.

Beyond its artistic significance, Santo Stefano di Camastra offers a glimpse into authentic Sicilian life. The town's architecture reflects its history, with charming streets and piazzas inviting leisurely exploration. The local cuisine is a highlight, featuring fresh seafood from the nearby coast and the flavorful ingredients typical of Sicilian gastronomy. The surrounding natural landscape offers opportunities for gentle hikes and exploration of the Nebrodi Park, a protected area known for its diverse flora and fauna. The 'Window on the Sea,' a modern art installation near the coast, provides a unique viewpoint to admire the beautiful Tyrrhenian Sea.

For those planning a visit to Santo Stefano di Camastra, the two closest airports are Catania Airport (CTA), located approximately 128 kilometers to the east, and Palermo Airport (PMO), situated roughly 111 kilometers to the west. Both airports offer a range of domestic and international flights, providing convenient access to this part of northern Sicily. From either airport, travelers can reach Santo Stefano di Camastra by car, train, or bus, enjoying the scenic journey through the diverse landscapes of the island. While Catania Airport might be slightly closer in some estimations, both serve as viable options for accessing the artistic and cultural gem that is Santo Stefano di Camastra.

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## Commun

Chambres:

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|                   |                   |
|-------------------|-------------------|
| Salle de bains:   | 2                 |
| Pied carré fini:  | 65 m <sup>2</sup> |
| Dimesions du lot: | 65 m <sup>2</sup> |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.549.389

