



Excellent Plot of land for sale in Morciano di Leuca Puglia Italy



Information de l'agent

Nom:	Niall Madden
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Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 405,300.35

Location

Pays:	Italie
État/Région/Province:	Pouilles
Ville:	Morciano di Leuca
Indicatif régional:	73040
Soumis:	01/09/2026

Description:

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Esales Property ID: es5555200

Morciano di Leuca

Puglia

Italy

BUILDING LAND WITH SEA VIEW & POTENTIAL FOR A LUXURY VILLA WITH POOL

Morciano di Leuca - Salento, Puglia | 3 Minutes from the 'Maldives of Salento'

An exclusive opportunity to acquire approximately 7,194 m2 of prime building land in Morciano di



Leuca (Lecce), in the heart of southern Salento. This property offers a rare combination of sea views, privacy, and countryside tranquility—ideal for developing a high-end private residence just minutes from Puglia's finest beaches.

Exceptional Location & Regional Beauty

Situated in the municipality of Morciano di Leuca, the property offers quick access to the Ionian coast while maintaining peaceful rural surroundings. The renowned Pescoluse beach, affectionately called the 'Maldives of Salento,' is just a 3-minute drive away.

The nearby coastline features some of the most celebrated seaside spots in southern Puglia:

- * Pescoluse: Famous for its fine, pale sand, turquoise waters, shallow seabed, and Mediterranean dunes.
- * Posto Vecchio: Known for expansive golden beaches and clear waters.
- * Torre Vado & Torre Pali: Vibrant coastal resorts featuring long sandy stretches and historic watchtowers.
- * San Gregorio: A secluded, picturesque bay offering quiet charm.
- * Santa Maria di Leuca (15 km): The southern tip of Salento, where the Ionian and Adriatic Seas meet.

Development & Architectural Potential

Spanning 7,194 m², the site provides an exceptional setting for a modern residential concept integrated with mature olive trees and native Mediterranean flora.

- * Envisioned Concept: A contemporary luxury villa with an infinity pool, floor-to-ceiling glass, panoramic terraces, and dedicated outdoor entertainment zones.
- * Design & Light: Architectural layouts can maximize natural light and maintain a seamless transition between indoor spaces, gardens, and coastal vistas.
- * Planning Guidance: Final structural parameters and permitted build volume must be confirmed via the current Certificate of Urban Destination (CDU) and local planning frameworks.

Lifestyle & Surrounding Attractions

This property provides a private retreat year-round while placing the best of Salento within easy reach:

- * Seasonal Services: Summer brings world-class beach clubs, water sports, and fine dining along the coast.
- * Authentic Culture: The surrounding region is rich in historic masserie, vineyards, artisanal cuisine, and traditional villages.
- * Regional Hubs: Excellent road access connects the property to coastal hot spots including Santa Maria di Leuca, Gallipoli, Otranto, and Lecce.
- * Golf Facilities: Nearby Acaya Golf Club features an 18-hole, par-71 championship course (6,192 meters) with a driving range, academy, and clubhouse.

Airport Access & Transport



- * Brindisi - Salento Airport (Primary Gateway): Approximately 1 hour and 40 minutes by car, offering frequent domestic and international flights.
- * Bari International Airport (Alternative Gateway): Accessible for a broader range of direct long-haul and regional European connections.

Key Investment Highlights

- * Location: Morciano di Leuca (Lecce), Salento, Puglia, Italy
- * Land Surface: Approximately 7,194 m²
- * Key Features: Panoramic sea views, mature olive groves, high privacy
- * Proximity: -3 minutes to Pescoluse; -15 km to Santa Maria di Leuca
- * Permitted Use: Building land (subject to CDU and planning confirmation)
- * Ideal Project: Single luxury private estate or high-end boutique hospitality concept

About the Area

Morciano di Leuca is a tranquil, historic commune situated in the southern tip of the Salento peninsula, within the Lecce province of Apulia (Puglia), Italy. Nestled among rolling hills and vast olive groves, the town offers an authentic taste of traditional Italian countryside life, far from the congestion of major urban centers. Its architecture is characterized by classic whitewashed structures, dry-stone walls (payote), and centuries-old agricultural estates that define the rustic landscape of southern Apulia.

The municipality serves as a gateway to some of the most celebrated coastal stretches along the Ionian Sea. Most notably, Morciano di Leuca lies just a few minutes drive from Pescoluse, a coastal hamlet famous for its fine, pale sand and shallow turquoise waters, widely nicknamed the 'Maldives of Salento.' The town's administrative territory includes the seaside resort of Torre Vado, allowing residents and visitors seamless access to both serene inland countryside and active beach fronts.

Rich in local history, Morciano di Leuca features landmarks such as the 14th-century Castello Castromediano-Limburg, built to defend the area from Ottoman raids, and the 16th-century Church of San Giovanni Eremita. The community retains a relaxed pace year-round, centered around traditional gastronomy, olive oil production, local markets, and seasonal village festivals that celebrate Salentine culture and food.

The nearest commercial airport to Morciano di Leuca is Brindisi - Salento Airport (BDS), located approximately 100 to 110 kilometers (around 1 hour and 20 minutes by car) to the north. For expanded domestic and international flight options, Bari Karol Wojtyła Airport (BRI) serves as a secondary regional hub, located about 230 kilometers northwest.

Main Features

- * 7194 m² of land for development
- * Excellent location close to many amenities
- * Stunning views.



* Huge Potential in the rental market if developed on.

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Tenanted: Oui

Commun

Pied carré fini: 7194 m²

Dimesions du lot: 7194 m²

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.921.210

