



## Sea view villa with private pool in Tropea - Calabria / Italy



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 487,027.9

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Calabria
Plaats:	Tropea
Postcode:	89861
Geplaatst:	12-01-2026

Omschrijving:

Sea view villa with private pool in Tropea - Calabria / Italy

This exclusive villa with sea view and private swimming pool is divided as follows:

First floor:

Spacious living area with open-plan kitchen, two bedrooms, a bathroom, a veranda and a terrace.

Second floor:

Large roof terrace (flat roof) with an area of approx. 109 m<sup>2</sup>, ideally suited for the installation of a bioclimatic pergola or the construction of a summer kitchen for al fresco lunches and dinners.

### Property details

Living area: approx. 70 m<sup>2</sup>

Sales area: approx. 130 m<sup>2</sup>

Porches, terraces and balconies: approx. 160 m<sup>2</sup>

Garden area: approx. 400 m<sup>2</sup>

Swimming pool: 7 x 3 meters

Energy efficiency class: A2

10 year guarantee

The project:

The project extends over an area of approx. 80,000 m<sup>2</sup> and is located about 2 km from Tropea, in one of



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the most beautiful hilly landscapes in the Mediterranean. The strategic location makes this area a true oasis of peace and relaxation.

The residential complex is based on a thorough analysis of the national and international real estate market, which has been developing dynamically for years along the coast, particularly in Tropea. The aim of the project is to meet these requirements and make a significant contribution to the qualitative enhancement of the area.

From an urban planning perspective, the project respects the natural morphology of the site. The existing slope is used to ensure harmonious integration of the buildings without compromising the spatial effect and visual axes of the surroundings. The result is a uniform, balanced overall appearance.

Particular attention is paid to the architectural design, color scheme and choice of materials in order to achieve optimum integration into the natural surroundings.

Unique location & infrastructure:

Embedded in an impressive landscape of green hills, a breathtaking panoramic view of Tropea and its harbor, the Gulf of Zambrone and the surrounding hills opens up - a truly spectacular panorama.

All planned primary development measures have already been completed, including:

Roads, sidewalks, sewerage, rainwater drainage, telecommunications network, electricity network, public lighting and standard-compliant communal areas.

Construction of the villas and aparthotels is already underway. Currently, 24 villas and 4 buildings for aparthotel use are being completed.

Various types of villas and 10 aparthotel buildings with a total of 80 units have already been built within the complex. There are also numerous amenities available to residents and guests:

supermarket

Restaurant and bar

Spa area

Large communal pool area

Tennis court

Padel tennis court

Soccer pitch (5-a-side 5-a-side)

Relaxation and viewing areas

Panoramic walking and cycling path

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

## Tropea - The pearl of Calabria

Tropea is one of the most beautiful and best-known coastal towns in Calabria and is often referred to as the "Pearl of the Tyrrhenian Sea". Picturesquely situated on a rocky plateau above the crystal-clear sea, the town boasts spectacular views, fine sandy beaches and a unique historical atmosphere.

The landmark of Tropea is the famous pilgrimage church of Santa Maria dell'Isola, which sits majestically on a rock directly above the sea and offers an incomparable panorama. The historic old town with its narrow alleyways, aristocratic palaces, small squares and lovingly restored buildings tells of



thousands of years of history, shaped by Greek, Roman, Norman and Spanish influences. Tropea is internationally renowned for its dream beaches with white sand, turquoise waters and impressive rock formations along the coast. Thanks to the excellent water quality, the region is regularly ranked among Italy's top seaside resorts.

In addition to its scenic beauty, Tropea is also a culinary delight: the famous red onion of Tropea (Cipolla Rossa di Tropea IGP) is known far beyond the country's borders and forms the basis of numerous local specialties. Fresh fish, Calabrian cuisine and excellent wines round off the Mediterranean lifestyle.

Thanks to its good infrastructure, lively marina, numerous restaurants, boutiques and cultural events, Tropea is both an attractive vacation destination and a sought-after location for real estate investments. The international airport of Lamezia Terme can be reached in around an hour and provides convenient connections.

Tropea combines nature, culture, history and quality of life in a unique way - a place that not only invites you to linger, but to stay.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and up-to-dateness of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer.

## **Algemeen**

Afgewerkte vierkante meter: 70 m<sup>2</sup>  
Lot Afmeting: 500 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/HOHM-T231/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T231/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 11755

