



## Excellent 1 Bed Apartment for Sale In Caulonia Reggio Calabria Italy



### Информация об агенте

Название:	Niall Madden
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Страна:	Великобритания
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Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 50,000

### Местоположение

Страна:	Италия
Почтовый индекс:	89041
Добавлено:	12.05.2026

Описание:

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Esales Property ID: es5555033

Ente Sila  
No 25  
Caulonia  
Reggio Calabria  
89041  
Italy

Excellent One-Bedroom Apartment for Sale: A Coastal Haven in Caulonia, Calabria

Discover the true essence of the Italian Mediterranean with this meticulously maintained one-bedroom apartment, located in the serene and unspoilt town of Caulonia, within the province of Reggio Calabria. Positioned on the second floor of an exclusive gated development consisting of just 36 units, this residence offers a rare combination of security, tranquility, and modern comfort. Whether you are looking for a turnkey holiday retreat, a savvy investment, or a permanent base for 'slow living,' this



property presents an exceptional opportunity to enter the Southern Italian market.

## Sophisticated Living & Modern Features

The apartment has been cared for with immense pride, presenting a bright and airy atmosphere that captures the gentle Ionian breeze. One of its standout features is the scenic view over lush neighboring gardens, providing a peaceful backdrop for your morning espresso. The property comes fully furnished, allowing for an immediate and seamless transition into your new lifestyle.

To ensure year-round comfort, the apartment is equipped with a brand-new air conditioning system, essential for the warm Calabrian summers. Security and durability have been prioritized throughout; the unit features aluminium double glazing on all windows and balcony doors, accompanied by sturdy exterior shutters for privacy and insulation. For ultimate peace of mind, the entrance is protected by a high-grade armoured security door.

## Prime Location & Local Amenities

Location is everything, and this apartment places you exactly where you need to be. You are within easy walking distance of the golden beaches and the azure waters of the Ionian Sea. The local neighborhood is bustling with essential amenities, including charming shops, traditional bars, and authentic restaurants, all reachable on foot.

For those who wish to explore the rich history of the region—from the ancient ruins of Magna Graecia to the medieval hilltop streets of Caulonia Superiore—this apartment serves as the perfect launchpad. For longer journeys, the local train station and coach services are just a short walk away. These provide effortless connections to the major cities of Italy, making it possible to breakfast in Calabria and dine in Rome or Naples.

## A Culinary and Cultural Journey

Living in Caulonia means immersing yourself in a world of bold and fiery flavors. The local Calabrian cuisine is world-renowned for its authentic, soul-warming character. Here, the kitchen is ruled by the Peperoncino (Calabrian chili) and the famous 'Nduja—a spicy, spreadable pork sausage that adds a signature kick to any dish. You will find your local markets stocked with intensely flavored ingredients: salty anchovies, sun-ripened aubergine, and artisanal cured meats and cheeses. From fresh seafood caught just offshore to traditional pasta shapes unique to the region, every meal is a celebration of the land and sea.

## Travel and Accessibility

Reaching your Italian getaway is straightforward and convenient. The nearest major gateway is Lamezia Terme International Airport (SUF), located approximately 65 kilometers away. This airport offers a wide range of international and domestic flights, ensuring you are never far from home. Additionally, Reggio Calabria Airport (REG) provides further domestic options.



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This apartment represents a lifestyle choice defined by sun, history, and incredible food. With its modern upgrades and prime coastal location, it stands as a premier example of Calabrian real estate. Contact us today to arrange a viewing and take the first step toward owning your piece of the Italian sun.

## ABOUT THE AREA

Nestled along the sun-drenched Ionian coast in the province of Reggio Calabria, Caulonia is a captivating destination that offers a dual experience of Italian life. The town is split into two distinct areas: Caulonia Marina, a vibrant seaside hub known for its pristine beaches and crystal-clear waters, and Caulonia Superiore, the ancient hilltop village. Perched majestically on a cliffside, the upper village is a labyrinth of narrow cobblestone streets, medieval gates, and historic palazzi that overlook sprawling olive groves and the sparkling sea below.

The history of Caulonia is deeply intertwined with the legacy of Magna Graecia, though the modern town was originally known as Castelvetero. It wasn't until the 19th century that it adopted the name Caulonia to honor an ancient Greek colony nearby. Today, visitors can explore the remnants of a Norman Castle and several centuries-old churches, such as the Church of the Immaculate Conception, which houses a remarkable statue of Christ carved from a single piece of wild olive wood. The town's resilient spirit is still celebrated through traditional events like the Caracolo Holy Week procession and the lively Kaulonia Tarantella Festival.

Beyond its historical architecture, Caulonia is a gateway to the untouched natural beauty of southern Italy. Nature enthusiasts often venture inland to discover the San Nicola Waterfalls, a refreshing oasis hidden within the rugged Calabrian landscape. The surrounding countryside is also home to the Stilaro Valley and portions of the Aspromonte National Park, offering ample opportunities for hiking and immersion in the local 'slow living' philosophy. Culinary explorers will find delight in the region's authentic flavors, characterized by spicy 'nduja, handmade pastas, and robust local wines served in the quiet piazzas.

For those planning a visit, the nearest airport is Lamezia Terme International Airport (SUF), located approximately 65 kilometers (about an hour and 15 minutes) away. While Reggio Calabria Airport (REG) is also an option for domestic connections, Lamezia Terme serves as the primary international gateway for the region, providing the most convenient access to this serene coastal haven. From the airport, travelers can easily reach the town via rental car or the local rail line that runs scenic routes along the Ionian coastline.

## MAiN FEATURES:

- \* 24m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* 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
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Готовые кв.м.: 24 кв м  
Площадь участка: 24 кв м

## Rental details

Furnished: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.447.596

