



Symphonya Luxury Real Estate

AGENCY — NARDÒ

NARDÒ — PUGLIA

## Sea view villa in Santa Caterina

€ 690.000

PRICE

295 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Sea view villa in Santa Caterina


Situated in a strategic location between the urban center of Nardò and the crystal-clear sea of Santa Caterina, this elegant villa offers the perfect balance between tranquility, comfort and breathtaking views. The property combines the peaceful charm of the coastal landscape with the convenience of nearby city services and amenities. Located along the road that connects the historic center of Nardò with the renowned seaside area of Santa Caterina, the villa enjoys a privileged setting for those wishing to live surrounded by natural beauty without giving up the vibrancy of the town. The property is arranged across three levels. The semi-basement level includes a private garage of approximately 43 sqm with a height of 2.43 m, ideal for protecting vehicles or for use as additional storage space. The main living areas extend across the ground floor and first floor with a total surface of approximately 252 sqm distributed across 13 rooms characterized by generous proportions and abundant natural light. Spacious living rooms welcome

guests into an elegant and airy environment. The villa currently features three bedrooms but the internal layout allows for the possibility of creating additional rooms according to personal needs. The property also includes two bathrooms ensuring comfort and functionality for the entire household. The villa is enhanced by balconies and two terraces at the same level, one of which is positioned above the garage, providing ideal outdoor spaces for relaxation, al fresco dining or simply enjoying the surrounding landscape. The true highlight of the property is the magnificent rooftop terrace, partially covered with tiles, offering an extraordinary panoramic view over the sea and the historic coastal tower of Santa Caterina. This villa represents a rare opportunity for those seeking an elegant and spacious residence in one of the most charming areas of Salento, thanks to its privileged location, generous interiors and panoramic views that make it ideal both as a private home and as a valuable real estate investment.

 **295 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **2**  
BATHROOMS

 **€ 690.000**  
PRICE

## FEATURES



WIDE SPACES



GARDEN



EXCLUSIVE POSITION



TERRACE



SEA VIEW



Symphonia Luxury Real  
Estate

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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