Sicilia

Trabia

Ref. 6513: Sea-view villa in Trabia
Asking Price: € 150.000



Description

Villa with sea view in Trabia

Located on the hills of Trabia, along Sicily's northern coast. This property offers the opportunity to create a contemporary home with sea views in one of the most strategically located areas between Palermo and Cefalù. With an interior area of around 140 m², the villa offers a solid structural starting point and the freedom to shape the end result according to a clear architectural vision, whether as a private residence, a second home or a value-driven investment. Palermo airport is about 64 km away, Palermo can be reached in about 30–31 minutes and Cefalù in about 28 minutes by car.

What characterises the property is not only its panoramic location, but also its design potential. The villa can be completed as an elegant single-family home or as a semi-detached house with two independent units, allowing the future owner to adapt the project to different lifestyles and investment strategies. This flexibility is a key asset: the property already has substance, yet the final identity can be highly customised.

The interior layout can be interpreted with great freedom. Open living spaces, a kitchen designed with lots of light and views, bedrooms oriented towards the landscape, and a more private or more hospitality-oriented layout can all be developed in accordance with the intended use. The same goes for the choice of finishes: floors, bathrooms, lighting, windows, materials and architectural details can be chosen to create a house with a sophisticated Mediterranean character or a more minimal contemporary expression.

A swimming pool project is also being considered, with a separate cost. As an additional element, this would further enhance the positioning of the property, increasing both its residential appeal and its potential as a high-end lifestyle investment.

Key features

- panoramic sea views from the hill of Trabia
- possibility of creating one villa or two independent units
- great scope for personalisation of layout and finishing
- strategic location between Palermo and Cefalù
- close to beaches, coastal villages and natural landscapes
- swimming pool project planned separately

Location and connections

Trabia has no mass tourism and combines sea views and accessibility. Palermo is close enough for daily connections, services and international arrivals, while Cefalù is one of Sicily's most recognisable leisure and lifestyle destinations within easy reach. Palermo airport remains the main international access point for the area and the rail line along the coast adds further convenience for seasonal or non-resident owners.

For an international buyer, this translates into a setting that feels private and distinctly Sicilian, yet remains practical. The property sits on a stretch of coast that offers easy access to urban services, cultural destinations and seaside living, without the density or predictability of larger resorts.

Beaches and nearby coastline

The property's appeal is enhanced by its proximity to the coast and several well-known seaside resorts in the Trabia area. La Vetrana is one of the most prized beaches nearby, known for its sandy beach and clear waters, while Pietra Piatta is known for its more distinctive and picturesque character.

A few minutes away, San Nicola l'Arena adds another layer of attraction to the location. The seaside hamlet of Trabia brings together port life, coastal atmosphere and a recognisable maritime identity that works particularly well in the perception of international buyers looking for an authentic Sicilian context rather than a purely touristy environment.

To the east , Cefalù offers one of Sicily's most iconic coastal destinations, combining beach life, architectural heritage and a strong international profile. Its presence within easy reach significantly enhances the property's wider positioning.

Nature and landscape

Besides the sea, the wider area benefits from a strong natural dimension. The Pizzo Cane, Pizzo Trigna and Grotta Mazzamuto nature reserve extends over several municipalities, including Trabia, giving the area an environmental depth that goes far beyond the immediate coastline. The reserve covers more than 4,600 hectares and is officially managed by the Region of Sicily.

This is an important part of the estate's story. The villa is positioned not only as a house overlooking the sea, but also as a residence within a wider landscape of hills, protected nature and the coast. For buyers looking for both ambience and property value in Sicily, this distinction is important.

Sights nearby

The setting is further enhanced by its proximity to some of the north coast's most attractive cultural and scenic destinations.

Cefalù remains the clearest reference point. Its Norman cathedral is part of the UNESCO World Heritage Site "Arab-Norman Palermo and the cathedral churches of Cefalù and Monreale", giving the area international cultural relevance in addition to its seaside appeal.

The Pizzo Cane, Pizzo Trigna and Grotta Mazzamuto nature reserve adds a powerful natural counterpoint, offering a landscape of Mediterranean vegetation, hillsides and protected terrain that enriches the quality of the wider environment.

The Archaeological Area of Solunto, near Santa Flavia, adds another cultural layer. Official regional sources place it within the Archaeological Park of Himera, Solunto and Iato, on a panoramic promontory overlooking the sea. This makes it not only historically significant, but also visually fascinating.

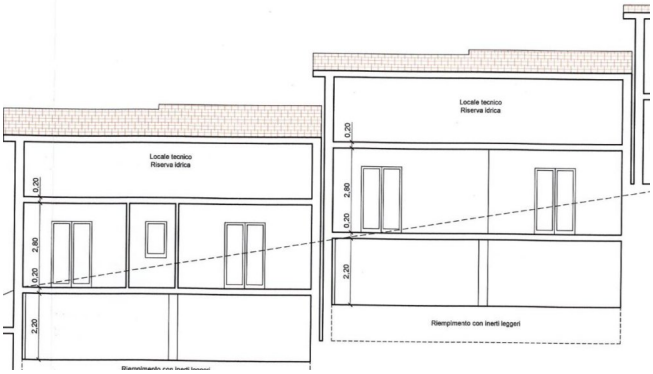
Together, these destinations position the villa within an area that combines sea, archaeology, protected landscape and authentic coastal character, making the property attractive not only as a home, but also as a base to experience one of the most layered and recognisable parts of northern Sicily.

Pictures








Locale tecnico
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Locale tecnico
Riserva idrica
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Riempimento con inerti leggeri









Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6513
- Villa/Farmhouse
- Restoration Project
- Seaview
- Panoramic View
- 1 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: To be realised
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 150.000

- Floorspace: 140 m^2
- Bedrooms: 4
- Bathrooms: 2
- Property Management
- Rental Potential: Very good
- Condition of the Property: Good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

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A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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