

Villa for Sale in Ostuni

€ 395.000

Ref. CBI094-2772-64032



250 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

PUGLIA - OSTUNI - CONTRADA SAN GIOVANNI

Exclusive Villa Under Construction with Panoramic Land - Minutes from Ostuni and the Adriatic Coast

Set in one of Puglia's most desirable locations, this **exclusive villa under construction** offers a rare opportunity to create a bespoke residence in the heart of the region's unspoiled countryside, just a short drive from the historic center of **Ostuni** and the pristine beaches of the **Adriatic coast**.

The property is nestled within approximately **two hectares of private land**, ensuring exceptional privacy, open views, and a serene natural setting—ideal for discerning buyers seeking tranquility without sacrificing accessibility.

The villa will extend over approximately **250 square meters**, arranged across **two levels**, and has been thoughtfully designed to combine contemporary comfort with refined Mediterranean living.

The **ground floor** features a generous open-plan living and dining area, a spacious kitchen, **two elegant bedrooms**, and **two modern bathrooms**, all enhanced by abundant natural light and fluid indoor-outdoor connections.

Outdoor living is a key highlight of the property. A **covered veranda** provides the perfect setting for alfresco dining and entertaining, while the **upper-level terrace** offers breathtaking views over the surrounding countryside, ideal for sunset moments and quiet relaxation. The residence is completed by an expansive **private garden**, with ample space to design landscaped areas, leisure zones, or additional luxury features.

Thanks to its well-balanced proportions and flexible layout, the villa is perfectly suited as a **primary residence**, an **exclusive holiday**



home, or a **high-value investment** in one of southern Italy's most sought-after destinations.

Located in a **private and peaceful environment**, yet within easy reach of Ostuni's renowned white old town, gourmet restaurants, cultural attractions, and the sea, this property represents a **rare and prestigious opportunity** to own a tailor-made villa in Puglia.

Property Informations

Address: Contrada San Giovanni, Snc

Zip code: 72017

Livable surface: 200.00

Bedrooms: 2

Bathrooms: 2

Rooms: 5

Internal condition: rough condition

Floor: On two levels

Total floors: 2

Parking space: Uncovered

Date of construction: 2008

Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen

animals allowed: Yes

Features

Panoramic view

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			







