



TRE NOCI



VILLA HA

CONTRADA TRE NOCI · ALCAMO · SICILY

A contemporary villa in the foothills of Monte Bonifato.

On the lower slopes of the Monte Bonifato Nature Reserve, in contrada Tre Noci, a residential enclave of eight independent villas is taking shape — private in character, and free of shared service charges. Villa HA embodies its spirit: an architecture of contemporary language, conceived in full respect of its environment and landscape, where natural stone meets the detail of hand-painted Sicilian ceramics.

Every design choice favours the functionality and liveability of the spaces — the true jewels of the project — in a constant dialogue between inside and out, with views reaching all the way to the Gulf of Castellammare.



VILLA HA AT A GLANCE

Plot of 726 m²

125 m² villa on a single level

120 m² roof terrace-solarium

53 m² garage with lift

Two bedrooms · dressing room · two bathrooms

Laundry and storage room

Pool · jacuzzi · sauna

Photovoltaics and heat pumps

Energy rating A4



The pool and the main elevation: essential volumes, stone and corten.



The solarium and its corten pergolas, suspended above the green of the garden.



Shade and light: the great pergola frames the villa's open-air spaces.

VILLA HA

THE SETTING

Alcamo, between the mountain and the gulf.

Contrada Tre Noci lies in Alcamo, in western Sicily, just a few hundred metres from the town itself and at the foot of the Monte Bonifato Nature Reserve. Its hillside position brings a pleasantly ventilated climate and a splendid view embracing the whole Gulf of Castellammare.

The enclave is served by two entrances: the main one from via Per Camporeale 81 and a secondary one from via G. Scala. A setting that is private and yet remarkably well connected: two international airports, the sea, Segesta and the towns of art of the west coast are all within easy reach.

INDICATIVE TRAVEL TIMES

Alcamo town centre	5 min
Segesta, the temple and theatre	15 min
The beaches of Alcamo Marina	15 min
Castellammare del Golfo	20 min
Scopello and the Zingaro Nature Reserve	35 min
Palermo “Falcone e Borsellino” Airport	35 min
Trapani “Vincenzo Florio” Airport	40 min
Palermo	45 min
San Vito Lo Capo	55 min

Authentic Sicily, twelve months a year.

Those who dream of moving to Sicily are looking for exactly this: a genuine town, alive all year round, where daily life follows the island's true rhythms. Alcamo is just that — an authentic community, far from the routes of overtourism, where newcomers soon become neighbours rather than guests.

At the same time, Alcamo offers all the services of a much larger city: a hospital, a multiplex cinema, schools, everyday markets and shops, the cafés of the historic centre, and a winemaking culture so deeply rooted that it carries its own appellation. Nothing is missing, and everything is close at hand.

And when the sea or great beauty calls, the most celebrated destinations of western Sicily — Castellammare del Golfo, Scopello, the Zingaro Nature Reserve, the temple of Segesta, San Vito Lo Capo — are minutes away by car: near enough to enjoy every week, far enough to leave Alcamo its peace.

WHY ALCAMO

A genuine community, no overtourism

Hospital and complete services

Multiplex cinema, schools, sport

A historic wine tradition (Alcamo DOC)

The gulf's beaches twenty minutes away

Scopello and Castellammare close by

Two international airports nearby

Direct access to the A29 motorway

WESTERN SICILY



Alcamo, in the heart of western Sicily: midway between the international airports of Palermo and Trapani.



The Tre Noci enclave: eight independent villas, with no shared service charges. The plots of villas HA and GB are highlighted.



Villa HA from above: the garden, the pool, the roof terrace-solarium with jacuzzi and sauna.

THE EXTERIORS

The garden, the water, the light.

A refined welcome continues as the gaze settles on the green lawn of the garden and on the designer pool, in direct continuity with the villa's living room. The garden surrounding the house leads to a broad stairway rising to the jacuzzi area, the roof terrace-solarium and the sauna.

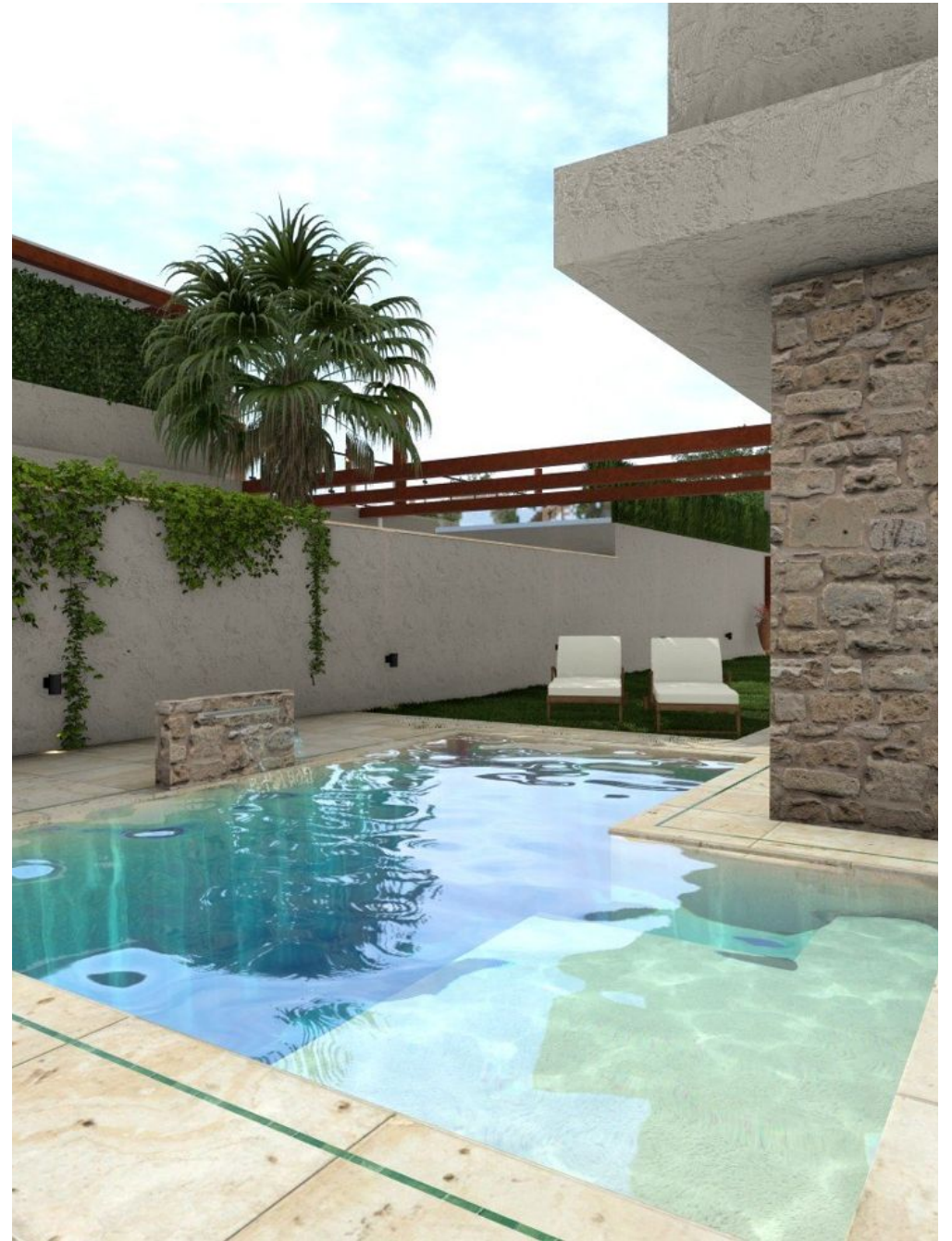




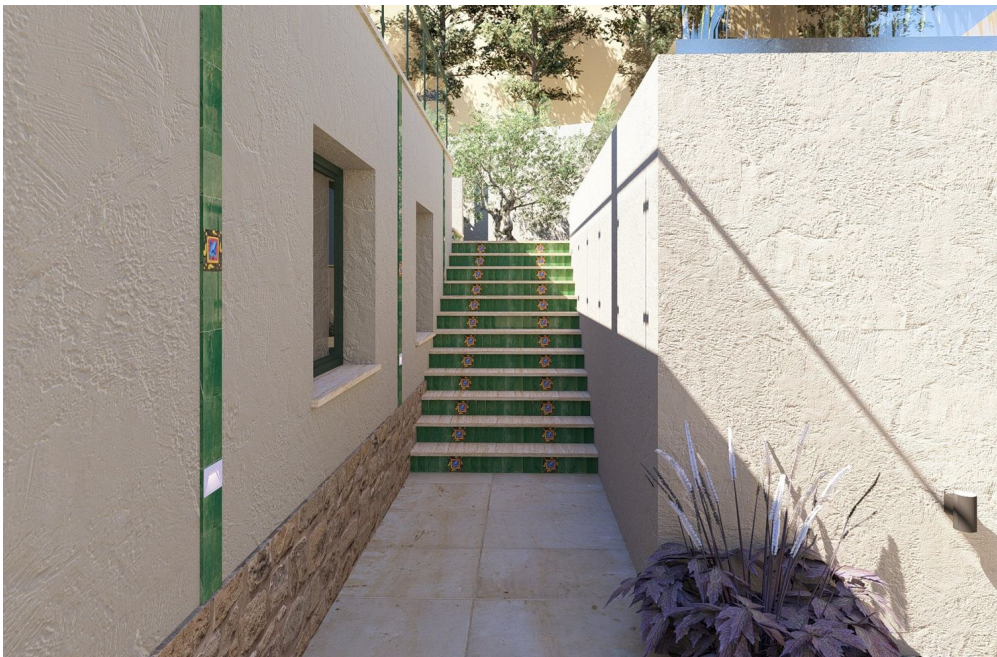
Water rules the garden; stone pathways and Sicilian majolica accompany the changing levels.



From the garden level, the view opens freely across the Alcamo countryside.



The designer pool, framed by stone and by the living room's expanses of glass.



Local stone, pale render and corten: a warm, timeless palette of materials.



The garden's terraces descend gently, drawing the villa's domestic landscape.



Corners for relaxation: the jacuzzi, the lawn, the solarium's panoramic overlooks.



Outdoor dining beneath the pergola, with countryside and gulf for a horizon.





The entrance front with the garage, the green court and the enclave seen from the slope.



The furnished ground-floor plan: an open living area, two bedrooms with dressing room, laundry, storage and services, with the pool extending the living room.

**THE
PROJECT**

THE INTERIORS

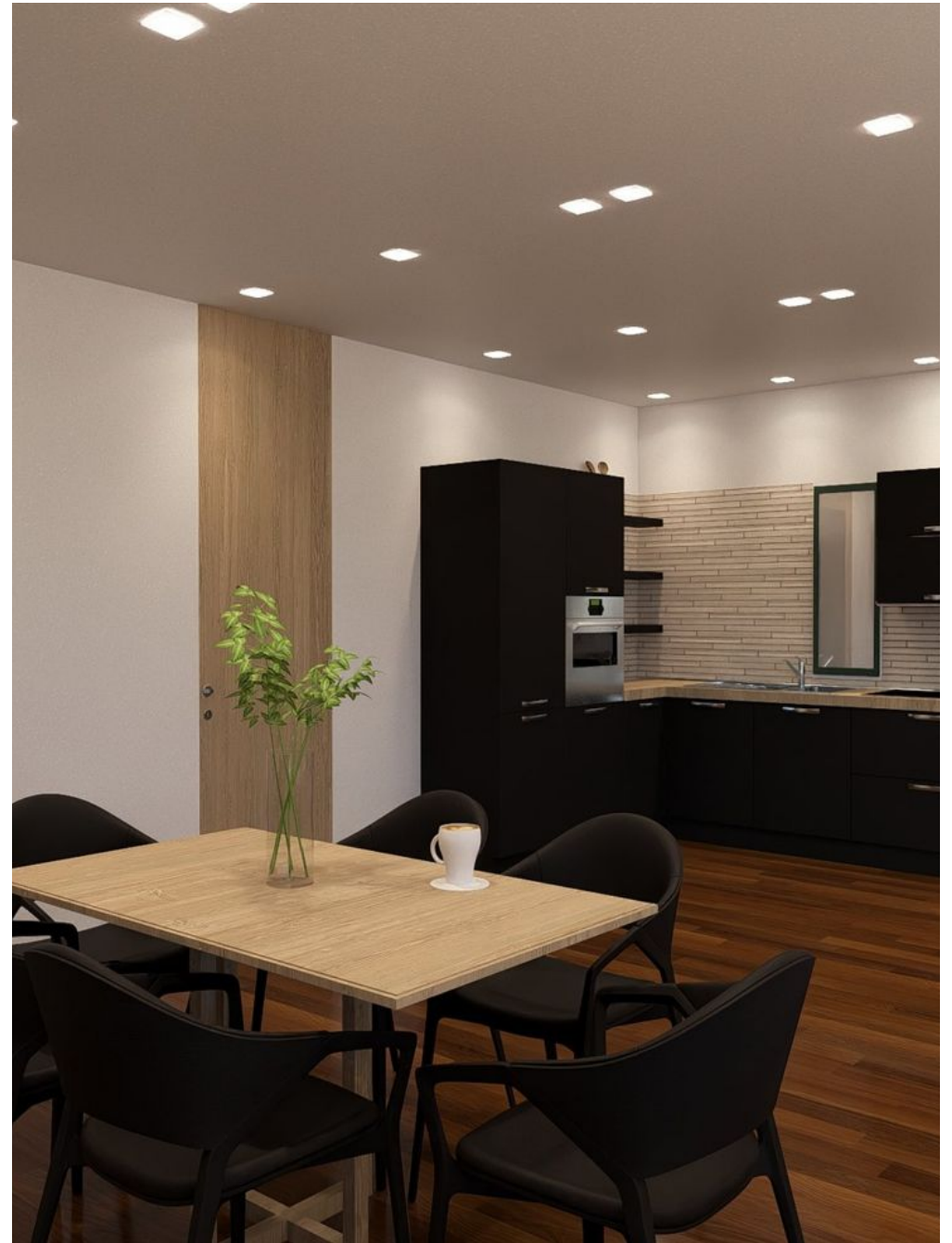
A single level, no compromises.

The villa unfolds entirely on the ground floor, granting everyone — including those with reduced mobility — full enjoyment of its spaces; a lift connects it directly to the garage. At its heart lies the great kitchen-living room of almost 52 m², where generous glazing and direct access to the pool lend a touch of class to everyday life.





The living room: natural light from two fronts, warm tones and dark panelling as a backdrop.



The sitting area and the kitchen with its dining corner, in a single fluid space.



The two bedrooms: careful proportions, soft light and views over the greenery.



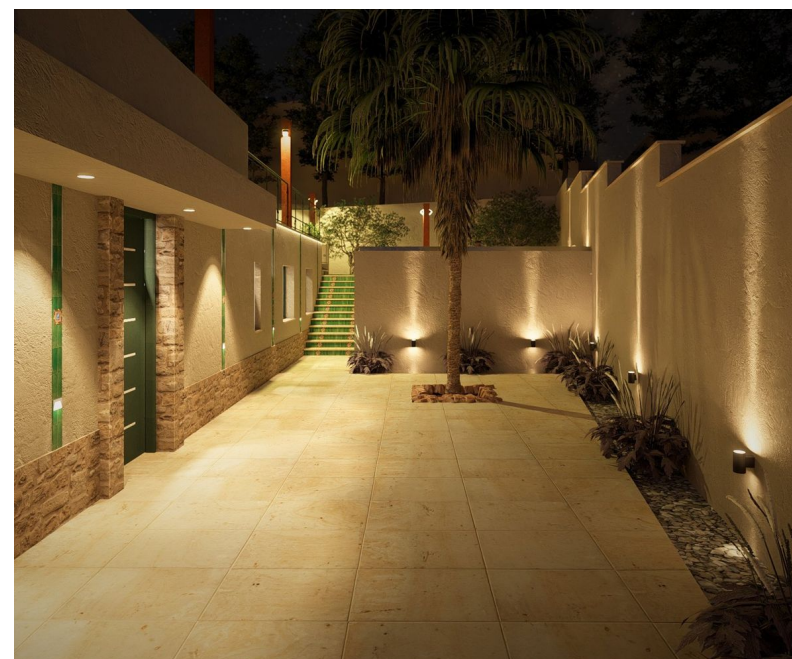
The two bathrooms, clad in marble and ceramic, and the dedicated laundry room: every function has its own space.



The dressing room: nearly seven square metres of walk-in wardrobe serving the sleeping quarters.



In the evening the villa comes alight: grazing light traces the volumes and the water.

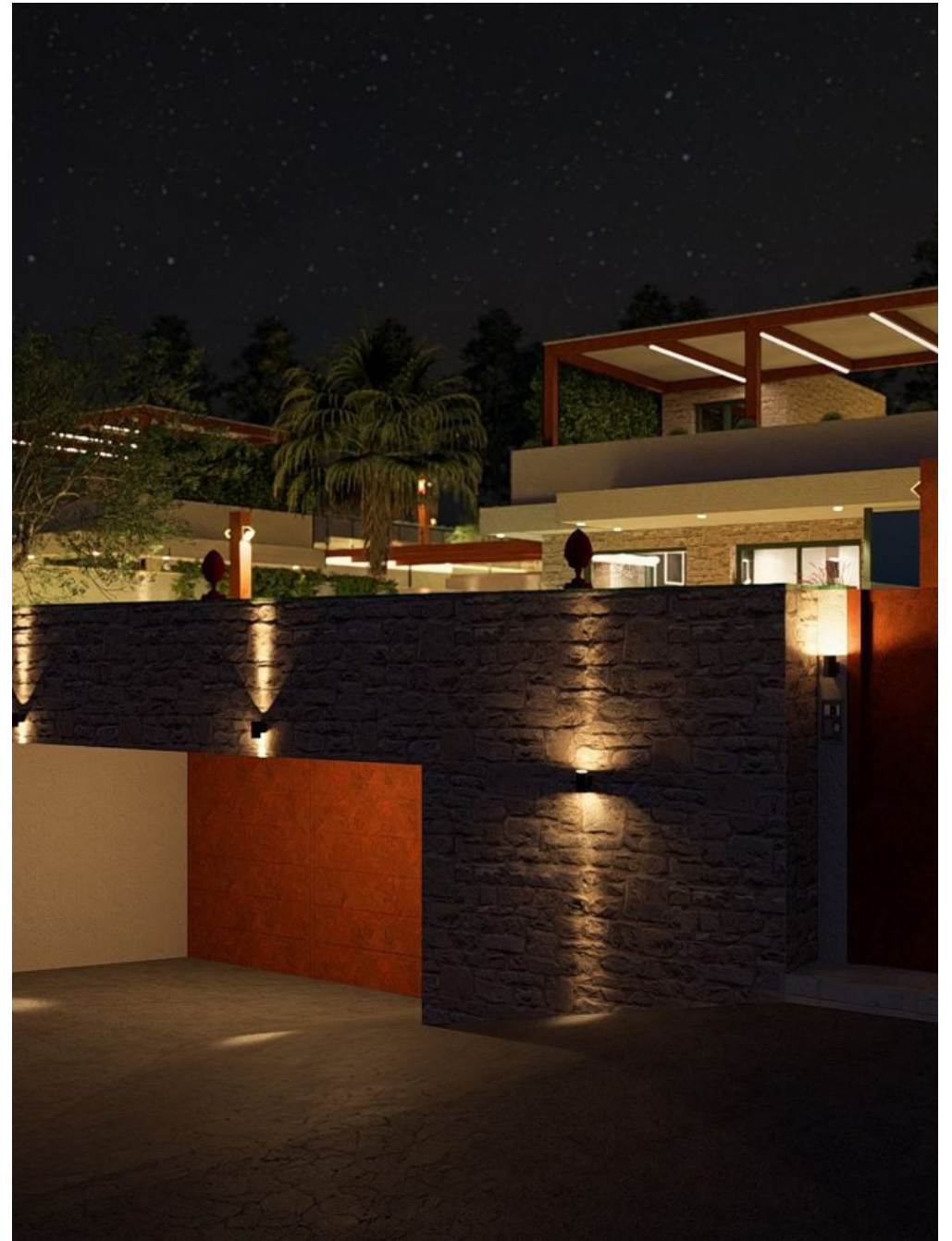


Nocturnal scenes: architectural lighting exalts stone, greenery and mirrors of water.

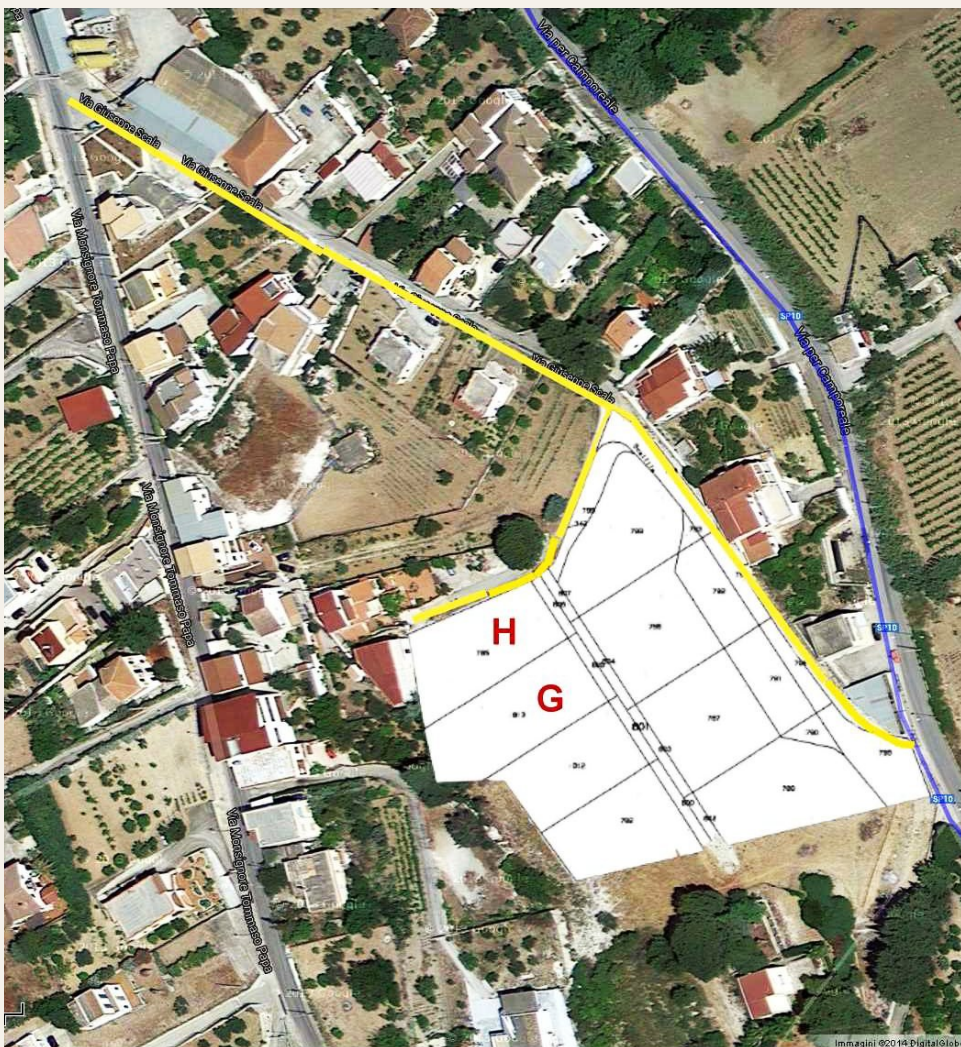


Light traces the pathways, the jacuzzi and the villa's volumes in the quiet of the evening.

TRE NOCI — VILLA HA



THE PLOT



726 m² of land, in a privileged position.

Villa HA's plot (parcel 785) lies in the most secluded part of the enclave, on the southern edge of the site, beside Villa GB's plot and with its front open towards the valley. Access is granted by two entrances — the main one from via Per Camporeale 81, a secondary one from via G. Scala — and the gated character of the community makes the internal roads accessible, in practice, to residents alone.

726 m²

PLOT AREA

125 m²

VILLA

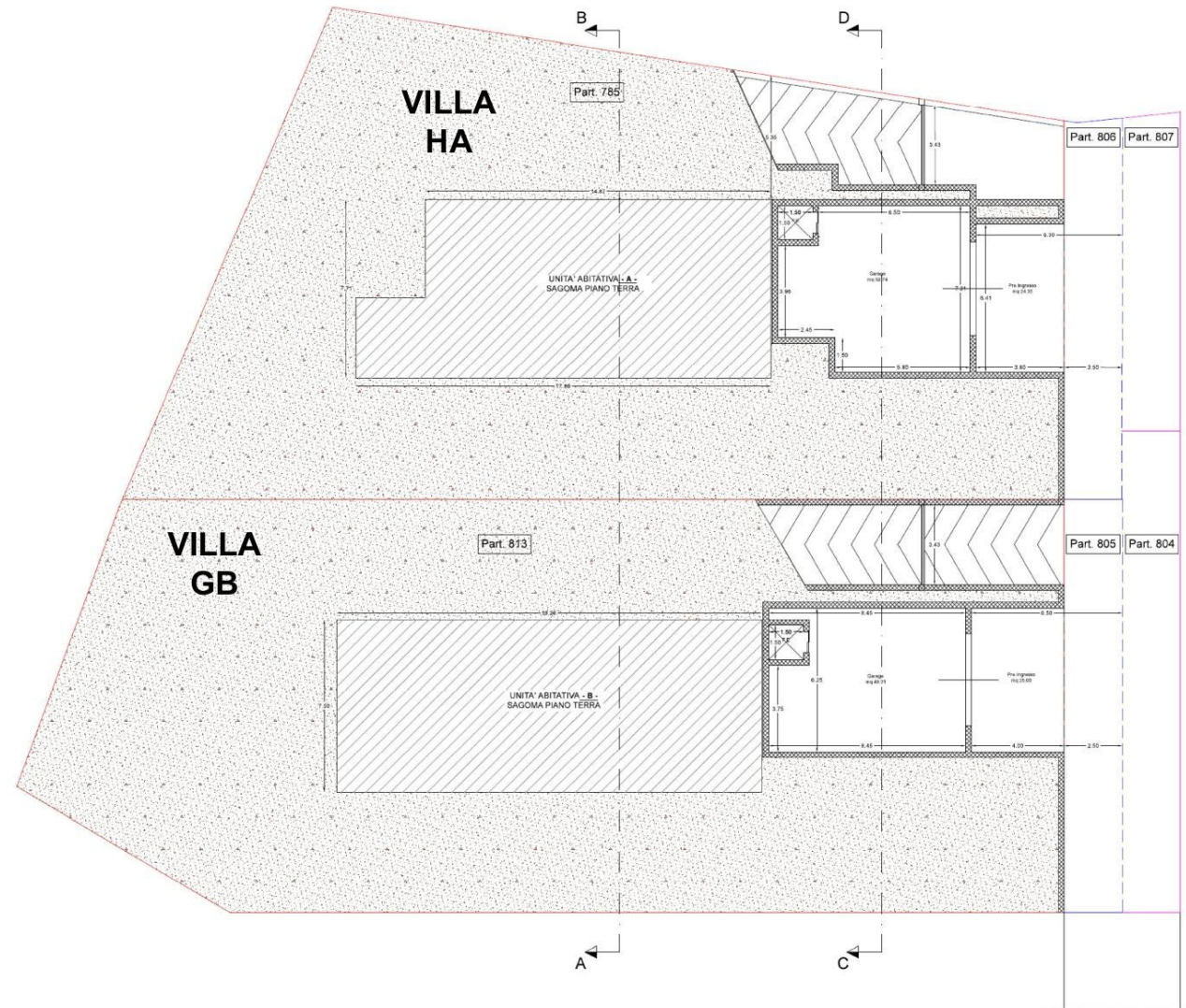
Part. 785

LAND REGISTRY



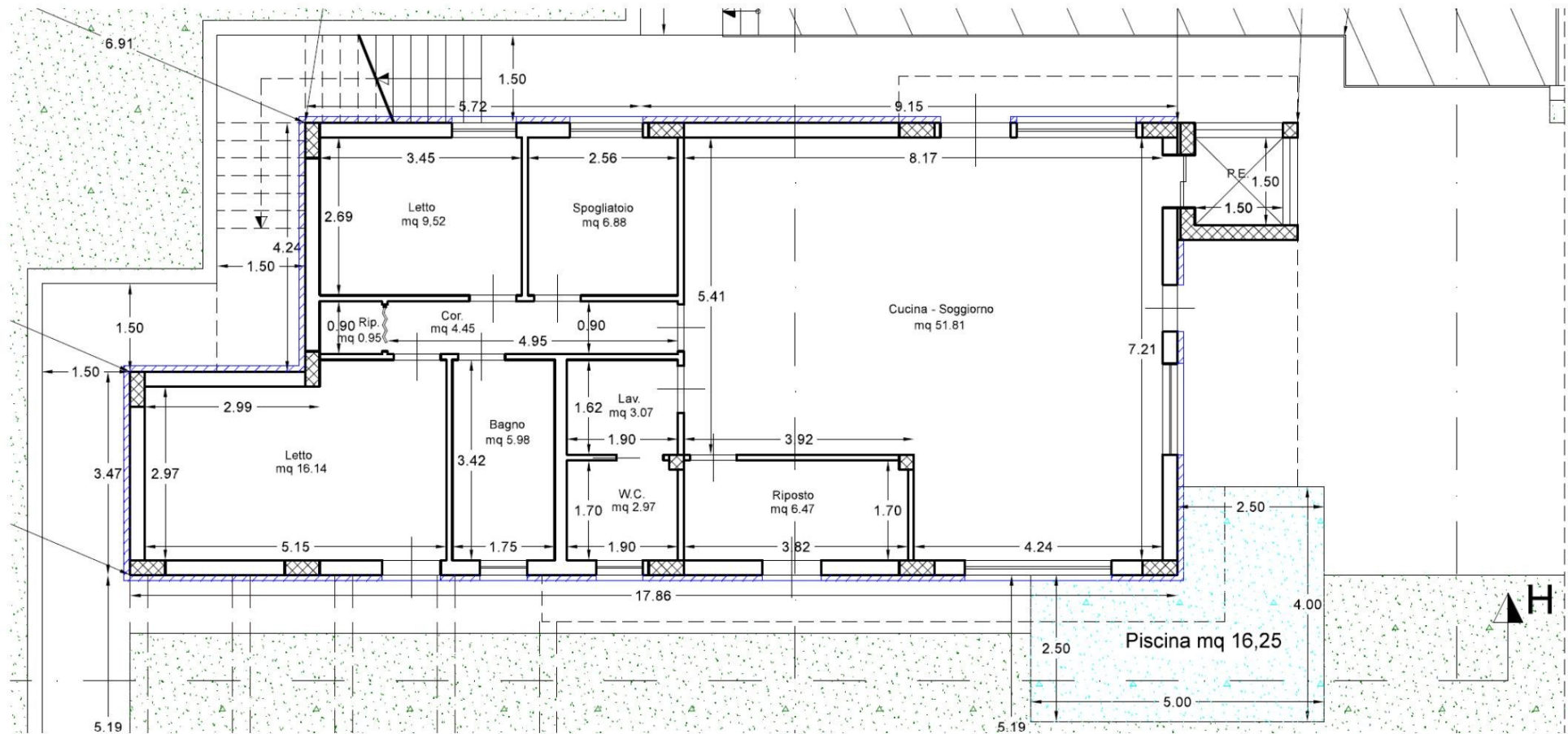
Energy from the sun: the photovoltaic system sits on the terrace pergola, joined by heat pumps and a water reserve, for an A4 energy rating.

The two plots — villas HA and GB



The ground-floor outline of the two residences within their respective plots.

Ground floor

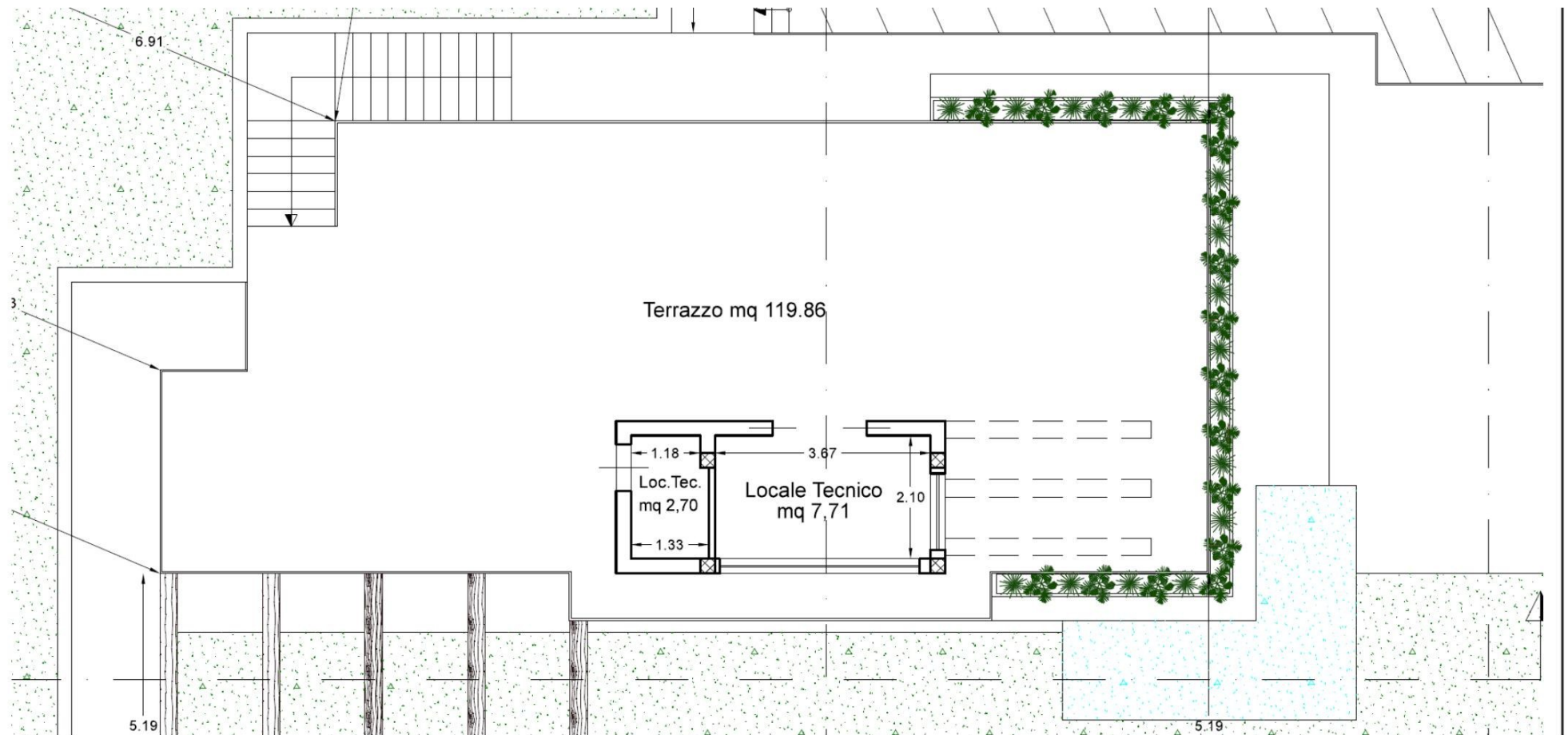


PIANO TERRA



A 51.81 m² kitchen-living room, two bedrooms (16.14 and 9.52 m²), a 6.88 m² dressing room, bathroom, WC, laundry, storage room and a 16.25 m² pool.

Roof terrace-solarium

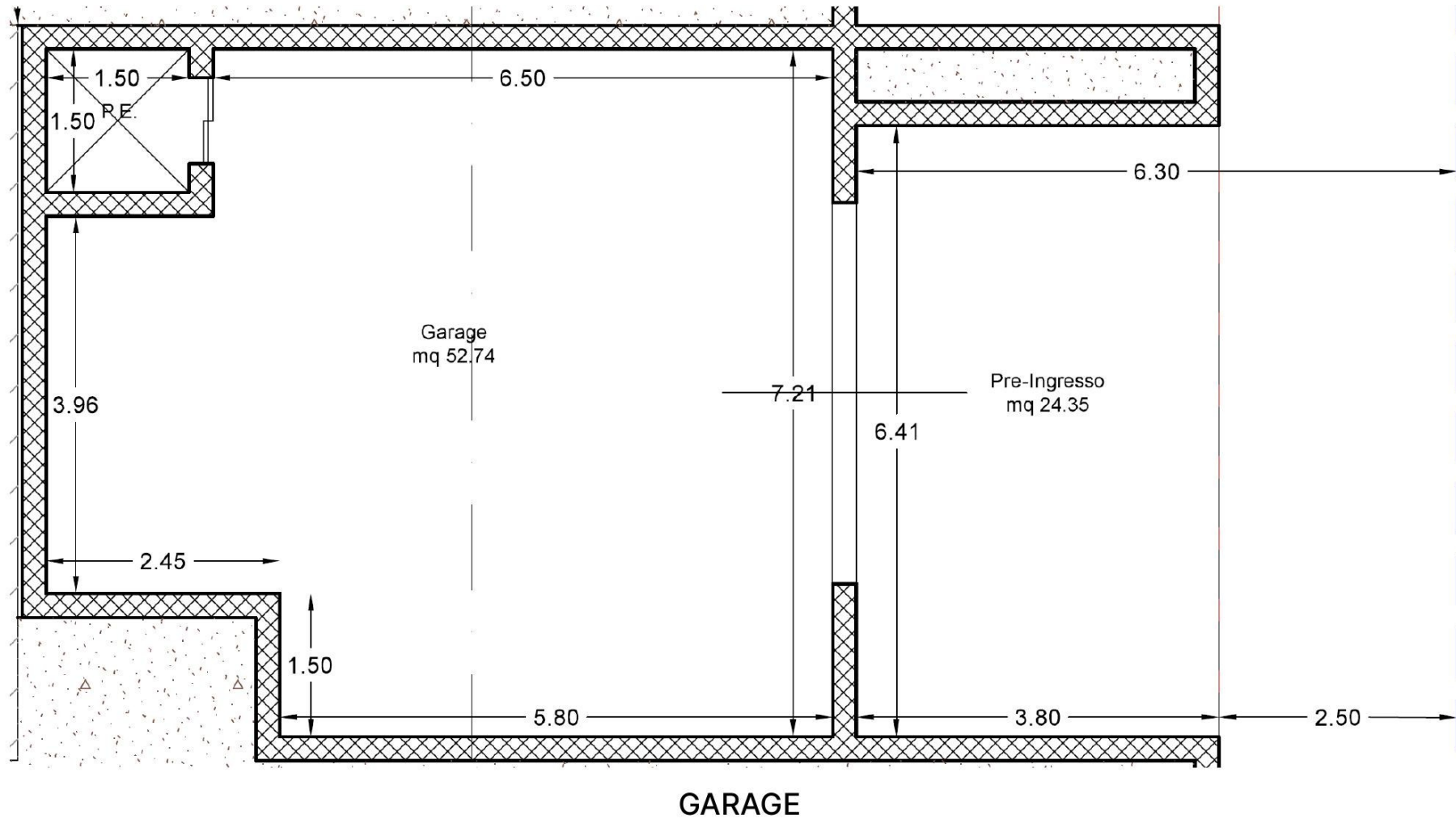


TERRAZZO



119.86 m² of panoramic terrace with technical rooms; here, a pergola of around 40 m² will host the photovoltaic system.

Garage level



A 52.74 m² garage with a 24.35 m² entrance hall and a lift connecting directly to the villa's ground floor.

THE TECHNICAL SHEET

Villa HA in detail.

THE ROOMS · GROUND FLOOR

Kitchen – Living room	51.81 m²
Master bedroom	16.14 m²
Bedroom	9.52 m²
Dressing room	6.88 m²
Storage room	6.47 m²
Bathroom	5.98 m²
Hallway	4.45 m²
Laundry	3.07 m²
WC	2.97 m²

125 m²

VILLA

120 m²

TERRACE

77 m²

GARAGE &
SERVICES

A4

ENERGY
RATING

THE APPOINTMENTS

Swimming pool of 16.25 m²
Jacuzzi and sauna on the terrace
Roof terrace–solarium of 119.86 m²
52.74 m² garage with 24.35 m² entrance hall
Internal lift (garage – ground floor)
Photovoltaic system on a dedicated pergola
Heat pumps for heating, cooling and hot water
Water reserve tank
Energy rating A4
Hand-painted Sicilian ceramic details and natural stone

THE OFFERING

For sale: the land, with an approved project.

To be clear: **the sale concerns the land alone — 726 m² with the villa's building project already approved** (a unitary building permit covering the whole enclave) — and not a completed villa, which these pages illustrate through project renderings. Herein lies the value of the offering: to buy today is to make the villa your own from its very foundations. Works — excavations, foundation slab and structural masonry — are already under way; the works completed are valued at negotiation, together with the land.

It is the ideal moment to enter the project: **the buyer may still request any modification**, personalising layout and finishes, and the usable area may be extended with glazed verandas (VePa), effectively enlarging the living room.

Nor is the buyer ever left alone: **the owners can stand alongside you throughout the villa's construction**, offering their knowledge of the project, of local contractors and of the territory — invaluable, above all, for those arriving from abroad.

Private negotiation — price on request.

A NOTE ON TRANSPARENCY

The officially approved project differs in part from the rendered images: (i) the access ramp to the ground floor has been removed and replaced by a staircase connecting the garage level to the villa's ground floor; (ii) a pergola of around 40 m² has been provided on the terrace to host the photovoltaic system.

Renderings are purely indicative and in any case consistent with the approved building project. Areas and dimensions derive from the project drawings and may vary slightly during execution.



TRE NOCI

alcamo · sicilia

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VILLA HA · CONTRADA TRE NOCI · VIA PER CAMPOREALE 81 · ALCAMO · SICILY