

# Villa Alfeo

**Region:** Sicily   **Sleeps:** 12

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## Overview

Sleek and sophisticated throughout, every element of this stunning villa has been carefully designed to make your stay as comfortable as possible. Located in a quiet residential area in Syracuse, guests benefit from the peace of a private villa, just two kilometres away from the sea and a few minutes' drive away from the beautiful Syracuse historic centre.

The villa itself can comfortably accommodate twelve guests with six spacious bedrooms and generous, open-plan living spaces, all spread across two adjacent units. As you open the front door, each unit leads straight into the main entertaining space, where a sparkling, modern kitchen, spacious dining area and sophisticated lounge all sit within one open-plan room. These bright spaces encourage everyone to gather, sharing laughter and conversation throughout the days and long into the evenings! With the layout across two units, Villa Alfeo is a brilliant option for two families travelling together, or several generations, where everyone can enjoy a little privacy, coming together when you choose. The furnishings are modern and stylish, making even little kids feel like one of the grown-ups, sinking down into large sofas or gathering around the dining table as others prepare delicious family feasts in the kitchen.

In each unit, there are three bedrooms, including a master en-suite, as well as two further double bedrooms and a family bathroom. Encapsulating the same contemporary design, these chic rooms feel like the luxury of a hotel room, yet with all the privacy of a private villa.

The living space leads out onto the sublime terrace where the two units meet. Outdoor furniture allows you to relax in the sun, reading books and dipping in the beautiful saltwater pool to cool off. Under the shaded light of a



pergola there is a fantastic outdoor dining and lounge area, where you can sit, chat and relax for hours on end.

From the moment you arrive at Villa Alfeo, it is hard not to relax. Whether you are looking to spend long days by the pool, or venturing out each day to explore the likes of Noto, Modica, Ragusa Ibla and the nature reserves of Pantalica and Vendicari, there is something for everyone!

## Facilities

Cots (Cribs) • Watersports • Laptop Friendly Workspace • Seafront • Air-Con • Wi-Fi/Internet • Chef/Cook Available • Modern • Private Pool • Saltwater Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Satellite TV • High Chair(s) • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

*Tourist License Number: 19089017C211081*

- 1) 6 guest price = Unit 1 only (3 bedrooms)
- 2) 12 guest price = Units 1 & 2 (6 bedrooms)

Villa Interior

Unit 1

- Open-plan living/dining room/kitchen with comfortable seating area, TV, dining table seating 6 guests. Kitchen with induction hob, electric oven, fridge, freezer, microwave, dishwasher, kettle, toaster and coffee machine
- Bedroom with double bed, TV and en-suite shower
- Two bedrooms with double beds, TVs
- Bathroom with shower

## Unit 2

- Open-plan living/dining room/kitchen with comfortable seating area, TV, dining table seating 6 guests. Kitchen with induction hob, electric oven, fridge, freezer, microwave, dishwasher, kettle, toaster and coffee machine
- Bedroom with double bed, TV and en-suite shower
- Two bedrooms with double beds, TVs
- Bathroom with shower

## Outside Grounds (1000m2)

- Private salt-water pool (4x15m, depth: 1.4m) with hydro-massage corner and water fountain. Open approximately April to end-November
- Sun loungers and parasol
- Garden
- 2 x patios, each with a pergola with al-fresco dining table and comfortable seating
- Outdoor shower
- Terrace
- Parking
- Barbecue



## Facilities

- Wi-Fi
- Air-conditioning
- 2 x washing machines and dryers
- 4 x hairdryers
- 2 x irons
- 8 x satellite TVs
- Safe



## Location & Local Information

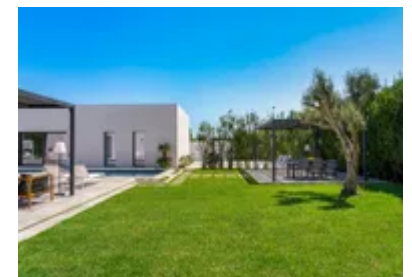
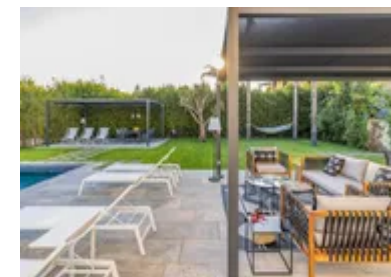
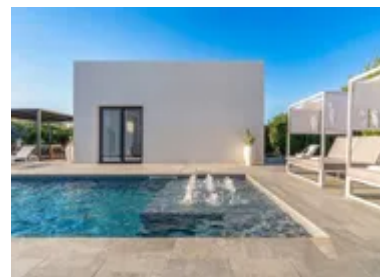
Villa Alfeo is located in a small residential area in Syracuse, where guests benefit from all the privacy of their own villa, just two kilometres away from the sea and a few minutes' drive away from the beautiful Syracuse historic centre. Nearby, you can explore the likes of Noto, Modica, Ragusa Ibla and the nature reserves of Pantalica and Vendicari, as well as all the renowned sites of Sicily.

The stunning shores of Sicily with its Baroque hilltop towns, ancient Greek temples, Roman theatres and iconic volcano make it no surprise that more and more visitors travel to this island year on year. One of Italy's top drawers, the outstanding food and delicious wine are the icing on the cake on this beautiful island.

Syracuse is situated in south-east Sicily, and it is one of the most stunning examples of those renowned Baroque cities. Syracuse is home to one of the greatest ancient Greek theatres that's still in use today, a Roman amphitheatre, picturesque piazzas, sandy beaches and olive-green seas. The beautiful town of Ragusa is within a ninety-minute drive, renowned for its jaw-dropping buildings and wonderful Piazza Duomo, brimming with bars and restaurants (a few Michelin star ones at that). En route to Ragusa, you should definitely stop off at Modica, with its world-renowned chocolate, beautiful churches, palazzi and bewitching buildings that line the narrow streets of Upper and Lower parts of the city.

Of course, one of the greatest allures of Sicily are the beaches, from crescent shaped sandy bays to rugged coastlines, rocky coves and long stretches of white sand, there is a different beach for each day and then some. For kids, there are water sports aplenty, with endless sources of entertainment for the whole family.

With so much to see and do, our favourite activity might still be enjoying an arancini with a chilled glass of local wine and a view – taking pause to fully absorb the serenity of Sicily.



## Local Amenities

Nearest Airport	Catania (65km)
Nearest Airport 2	Palermo (290km)
Nearest City	Siracusa (6km)
Nearest Restaurant	(1km)
Nearest Supermarket	(4km)
Nearest Beach	Rocky beach (2km)
Nearest Golf	Floridia (18km)

## What we love

- Chic and modern, the interiors have an elegant ambience that makes your stay feel truly special
- The private swimming pool is sublime, whether you are relaxing by the edge with a chilled glass of wine or cooling off in the waters
- Just two kilometres away from the beautiful beaches of Sicily, the location is fantastic!

## What you should know...

- The villa boasts a beautiful saltwater pool, which is gentler than chlorine on your skin.
- Designed as two separate units with a shared outdoor space, the villa is great for two groups travelling together. The 6 guest-price is for one unit only (3 bedrooms), whilst the 12-guest price is for both units together.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 9.00 p.m. Late arrivals after 9.00 p.m. to be agreed before arrival.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, towels changed mid-week.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Weddings, stag/hen parties and any special events are not allowed. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Villa Alfeo is composed of 2 units. Please note that the 6 guest-price is for one unit only (3 bedrooms), whilst the 12-guest price is for both units together.
- **Changeover day:** Saturday approximately late-June to late-August. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights approximately late-June to late-August. 4 nights during all other periods.(2024) 7 nights during all periods.(2025)
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, changed mi-week.
- **Pool opening dates?:** The pool is open approximately April to end-November. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** CIR: 19089017C211081 CIN: IT089017B45SDYQKJM