Villa Di Flavia

Region: Sicily **Sleeps:** 11

Overview

In a tranquil, elevated position within a small residential area overlooking the Capo Zafferano sits characterful Villa Di Flavia. This lovely holiday home is set into a green hillside just moments from the sea, with magnificent views of the bay and azure waters. Head down to the pebble and sand beach to relax and swim at your leisure.

With this villa, also including an independent and self-contained annexe on the ground floor, Villa Di Flavia provides flexible accommodation for both a larger family or two groups. The first-floor is where you'll find three cheerful bedrooms, with the annexe being home to a fourth double bed in its open-plan layout.

Everyone will love getting together in the main part's bright and contemporary living/dining room. Sink back into a comfortable sofa and chill out by watching either the TV or the ever-changing views as you appreciate the villa's laid-back feel. Enjoy meals inside or out, with a terrace directly accessed from the dining area. This first-floor terrace offers some of the most panoramic views, which are as stunning by day as they are when the sun begins to set over the sea.

Another perfect place for drinking in the picture-postcard scenery is the large, private swimming pool. The rest of the outside space is beautifully laid out, with terraced gardens that offer idyllic spots for both quiet times alone and socialising with loved ones. Experience the charm of a traditional Mediterranean garden as you dine al fresco by the summer kitchen, with flowers and plants perfuming the air.

Step outside Villa Di Flavia and be down by the sea in just five minutes. Spend lazy afternoons unwinding on the beach, swimming and taking in glorious views over the









water and dramatic bay.

Other picturesque coastal spots are easy to reach, such as Porticello and Cefalù. Rich history can be found in many of the towns, villages and cities in this part of Sicily. Visit the Archaeological area of Solunto and feel as if you've gone back in time as you explore the ruins of an ancient town.

Palermo, Sicily's capital city, is just over 30 minutes away by car and offers plenty of historic sightseeing and browsing of vibrant street markets.

Facilities

Working Fireplace/Woodburner • Historical Sites • Cycling • <1hr to Airport • Walking/Hiking Paths • Boat Trips • Ideal for Kids • Great Value • Private Pool • Recommended • Air-Con • Golf Nearby • Walk to Beach • Has Discount • Has Offer • Ideal for Teens • Special Offer • Maid Service Included • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Outdoor Pursuit & Activities • Tourist Towns & Villages • Indoor Games • Satellite TV • Heating

Interior & Grounds









Villa Interiors (300m2)

Ground Floor (independent, open-plan, split-level annexe, available for bookings of 7 guests or more)
- Living area with sofa, TV, stereo, doors to terrace with seating
- Kitchen with hob, oven, fridge, kettle, cofffe maker, dining table for six people
- Double bed (screened by blinds), steps leading up to bathroom with shower

First Floor (split-level)
- Open-plan living/dining room with fireplace, sofa, sofa bed for two people, TV, dining table for eight people, doors to terrace
- Kitchen with hob, oven, microwave, fridge, kettle, coffee maker, bar with stool, door to outside
- 3 Bedrooms with double bed
- 2 Bathrooms with chrome-therapy shower

Outside Grounds

- Swimming pool
- Covered outdoor kitchen with wood-burning oven, barbecue, table for four people, adjacent terrace with dining table and benches
- Garden with lawn, trees, plants, sun loungers, seating
- First-floor terrace with outdoor seating, table for four people
- Parking

Facilities

- Wi-Fi
- Air conditioning in bedrooms and living room only
- Heating
- Satellite/cable TV
- Washing machine
- Iron and ironing board
- Hair dryer

- Safe
- Games for children

Location & Local Information

In a charming residential area perched on a hillside overlooking the Gulf of Capo Zafferano, Villa Di Flavia is an ideal family-friendly holiday home. With a community feel, and the sea just five minutes away on foot, the atmosphere surrounding the villa area feels welcoming and laid-back.

Make the short walk down to the rugged coast and enjoy afternoons swimming in the crystal-clear waters. The beach here is mostly pebble, but you can also find areas of sand to relax on. There's a cafe selling drinks and snacks, or you could simply make a picnic and take it down to the beach with you.

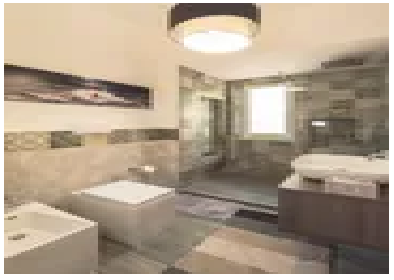
A good choice of restaurants, shops and bars can be found in nearby Porticello (3km), with it being just a 5-minute drive from the villa. This seaside resort is most famous for its fresh fruit market, so be sure to get some of the delicious fruit for yourself! It also has an attractive harbour and plenty of restaurants serving fresh fish and seafood dishes.

The Archaeological area of Solunto (3km) is a fascinating place to spend a few hours, with these remains of the ancient town of Solunto sitting at the foot of Mount Catalfano. A stroll around the site will see you discovering ruins of homes and a gymnasium, as well as a small archaeological museum housing items uncovered in the area.

Sicily's capital city, Palermo (20km), makes for a great family day out. Its lively atmosphere has a lot to do with its colourful markets. The three main ones that sell a range of fresh fruit and vegetables, meat and street food can all be found in the heart of the city. Palermo is full of stunning churches, with the 12th-century cathedral being one of the most impressive.

Another must-visit historic city is Cefalù (57km), with its architecture that spans the centuries. Highlights found in the old town include a Norman cathedral and numerous









attractive piazzas. Cefalù also boasts a long, sandy beach with calm and shallow waters.

Local Amenities

Nearest Airport	**Palermo Airport (57km)**
Nearest Restaurant	**Outside Porticello (1km)**
Nearest Supermarket	**Outside Porticello (2km)**
Nearest Train Station	**Bagheria (5km)**
Nearest Village	**Porticello (3km)**

What we love

- The hillside position of the villa means breathtaking views over the sea
- The Mediterranean-style gardens include a pool, outdoor kitchen and dining areas
- The independent annexe offers private accommodation for part of group
- The beautiful sea is just a five-minute walk away

What you should know...

- Certain sections of pool are slightly above ground.
- The ground-floor annexe is one large open-plan space and it's available when the booking is for 7 or more guests. Otherwise it's closed and cannot be access by the guests.
- There's a flight of external steps to access the main villa.
- Please note that the air conditioning is in the bedrooms and living room only.
- It is possible to walk to a restaurant nearby however please note that the route does not have pavements.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes, any extra, extra cost payable locally.

- **Pets welcome?:** No.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
 Please note that the air conditioning is in the bedrooms and living room only.
 Baby cot available, extra 10€ per day, payable locally

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €120, payable in cash locally. 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.

- **Other 2:** The ground-floor annexe is one large open-plan space and it's available when the booking is for 7 or more guests. Otherwise it's closed and cannot be access by the guests.

- **Minimum stay:** 5 nights in high season. 3 nights in all other periods.

- **Heating costs included?:** Yes.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately May to October. 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.