

Villa Aryana

Region: Sicily Sleeps: 8

Overview

Nestled on Sicily's beautiful East coast, overlooking the dazzling blue sea, you will find Villa Aryana. This well-appointed, contemporary home boasts four spacious bedrooms and can comfortably sleep ten guests. You will find a selection of bars, restaurants and sandy beaches within walking distance, making this a fantastic base.

Villa Aryana is a welcoming home which is set over two floors. The home is modern with clean lines, white décor and light flooded rooms with seagrass detailing. The floor to ceiling windows and doors are orientated to the main attraction here which is the stunning sea which fills the rooms with blue tones. As well as offering great design, the home boasts great facilities such as Wi-Fi, air conditioning, Smart TVs and a feature fireplace. The home is powered entirely by renewable solar energy as the owners wish to protect the environment by providing sustainable accommodation which does not lack in comfort and style.

The heart of the home is the open-plan living space where you can gather on the sofas or dine at the long dining table, the room wraps around to a well-equipped kitchen where you can prepare delicious meals for your party. The ground floor is also home to two of the bedrooms; one of the bedrooms has either a king-sized double bed or two twin beds while the other has a king-sized double bed. Both rooms offer chic, en-suite bathrooms and access to the garden where you can sip your morning coffee on the sun-drenched terrace. Upstairs there are two more bedrooms; both have king-sized double beds, while one also has a sofa bed which could sleep two children.

With a wonderful climate and staggering views of the sea, you are sure to wish to spend lots of time outside in the garden. Though the home sits in a residential area next to



a few other houses, the leafy garden is an oasis which offers peace and privacy to guests. Outdoors, surrounded by trees, shrubs and floral planting, you can unwind on the covered terrace or cook and dine al-fresco by making use of the summer kitchen and barbecue. When you need to cool off, you can take a dip in the private swimming pool or maybe you would prefer to follow the short path to the rocky beach and swim in the sea.

If you would like to dine out in the evening, you will not have to travel far to find the closest restaurants which line Fontane Bianche Beach which is just a walk away. Around the bay which is home to a number of beaches including the sandy Fontane Bianche Beach, small rocky coves and luxury beach clubs, you can dine at small beach kiosks, traditional Italian trattorias or exclusive sea view restaurants.

If you would like to see more of the area, why not visit Oasi Gelsomineto; this is an incredible nature reserve with unspoilt beaches and pine forest walking trails. If you would prefer a day in a bustling city, you should spend the day exploring the history and culture of the ancient city of Syracuse and its old town on the magical island of Ortigia.

Facilities

Horse Riding • Boat Trips • Villa • Walk to Village • Romantic • Historical Sites • Air-Con • Tennis Nearby • Wine Tasting • Cycling • Ideal for Kids • Sailing • Private Pool • Walk to Beach • Ideal for Teens • Cots (Cribs) • Pets on Request • Chef/Cook Available • All Bedrooms En-Suite • Beachfront • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Seafront • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Bicycles Provided • Dishwasher • Microwave • Smart TV • Kid-friendly excursions • Water excursions/Boat trips • Water park • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior (300m2)

Ground Floor

- Open-plan living and dining space with garden access, sofas, flatscreen TV, feature fireplace and dining table seating 8
- Fully-fitted kitchen with kitchen island, oven, hob, fridge, freezer, dishwasher, microwave, toaster, blender, kettle and coffee machine
- Bedroom with garden access, king-sized double bed or two twin beds, TV and en-suite bathroom with shower, sink and WC
- Bedroom with garden access, king-sized double bed, TV and en-suite bathroom with shower, sink and WC
- Guest WC

First Floor

- Bedroom with terrace access, king-sized double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with terrace access, king-sized double bed, double sofa bed, TV and en-suite bathroom with shower, sink and WC

Outside Grounds (1000m2)

- Private heated swimming pool (11m x 4m, depth: 1,4m) open year round, heated from mid-October to mid-May
- Landscaped garden with lawn, trees and sea views
- Private access to the sea
- Covered dining terrace
- Shaded outdoor sofas
- Summer kitchen with barbecue
- Poolside sun loungers
- Ping pong table
- Bathroom
- Parking

Facilities



- Air conditioning
- Wi-Fi
- Ice maker
- Smart TVs
- Bikes
- Dryer
- Iron and ironing board

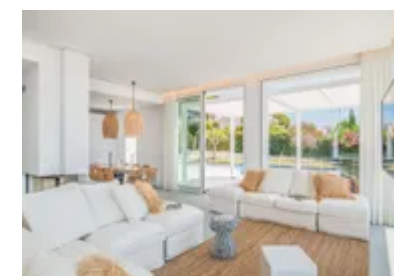
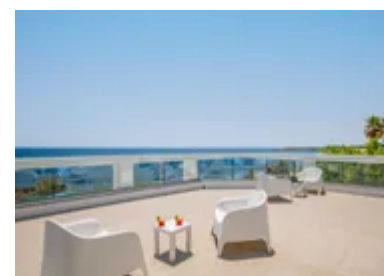
Location & Local Information

Sitting in an idyllic coastal position overlooking the sea, with protected parklands, shops and restaurants nearby, you will have everything you need on your doorstep during a stay at Villa Aryana.

The sweeping, endless coastline is the main attraction here in the South-East of Sicily and you will find a fantastic range of beaches to spend long days relaxing in the sun. Nearby Fontane Bianche Beach has a soft sandy beach and is backed by a good selection of shops, restaurants and bars. Dotted around this same bay there are also smaller natural coves for those looking for a peaceful swim. If you would like to spend an afternoon taking a boat trip, you are also able to depart from here on trips along the coast to other hidden beaches, you can opt for a group tour or a private skipper.

Away from the beach side restaurants and sun loungers, this area also boasts some brilliant parks and nature reserves such as Plemmirio Nature Reserve which is located on a headland 16km away. Lovers of the great outdoors should head here to explore the impressive cliffs and caves, walk on the pristine beaches and tuck in to a picnic surrounded by protected wildlife and marine life.

If you wish to spend a day shopping or would like a wider selection of restaurants, then Syracuse is an unmissable city which is only 17km away from the villa. There is so much to see and do in Syracuse that you will be able to visit on numerous occasions to see different sides to the city. A great place to start when getting your bearings is the old town which is set on Ortigia Island. Ortigia is largely pedestrianised and is connected to modern Syracuse by bridges so is easy to walk around. This maze of honey-coloured historic buildings is a splendid place to spend the day where you can see ancient churches, castles and temples. There are also lots of charming traditional eateries here and markets stalls fill the streets. Over the bridges in Syracuse there are a wealth of boutique stores, restaurants and lively bars as well as the incredible Neapolis Archaeological Park which is packed with Greek



and Roman ruins and monuments.

As well as being well placed for visiting Syracuse, you are also only 20km away from the picture-perfect town of Noto. With a completely different feel to Syracuse, Noto is a Baroque town which has been beautifully and carefully designed. The stunning streets are lined with palaces such as Palazzo Ducezio and Palazzo Nicolaci as well as the amazing cathedral. You could either spend the day visiting these historic attractions or simply pass time here strolling around the shops and through the fountain and flower-filled streets.

Local Amenities

Nearest Airport	Catania Airport (75 km)
Nearest Ferry Port	Porto Grande Siracusa (16 km)
Nearest Village	Cassibile
Nearest Town	Syracuse (20 km)
Nearest Beach	Fontane Bianche Beach (2 km)
Nearest Restaurant	In walking distance
Nearest Supermarket	Spread across the village
Nearest Tennis	Asd T.c. Cuore Bianco (6 km)

What we love

- Villa Aryana offers direct access to the sea and panoramic sea view.
- The home owners have designed the villa carefully so that it is environmentally friendly and sustainable as well as beautiful.
- The villa is perfectly set up for outdoor living and has an al-fresco dining area, outdoor sofas and a private swimming pool.
- The nearest sandy beaches and the amenities of the Fontane Bianche Beach area are within walking distance of Villa Aryana.

What you should know...

- The inviting pool is open year-round and is heated for your comfort between mid-October and mid-May.
- One of the ground floor bedrooms is set up for those with reduced mobility and would be brilliant for the elderly or guests with disabilities.
- Though the home is close to a number of amenities and Fontane Bianche Beach, a car is essential to explore the local area.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner one month before/upon arrival and refunded two weeks after departure, subject to full inspection, or paid in cash upon arrival and refunded upon departure.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning:** Standard changeover clean included in the price. 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. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person 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 year round, heated from mid-October to mid-May. 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.