

# Villa Syracusia

Region: Sicily Sleeps: 12

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## Overview

Nestled on a wonderful peninsula, Villa Syracusia is a beacon of luxury and elegance, offering an unparalleled holiday experience in Sicily. This early 20th-century villa, reborn in 2023 with a contemporary flair, seamlessly marries Art Deco roots with modern sophistication, creating a haven for discerning travellers.

Upon entering, guests are greeted by a spacious, artfully designed interior that radiates contemporary elegance. The villa boasts six beautifully appointed bedrooms, each offering a unique blend of comfort and style, ensuring restful nights for up to 12 guests. Expect velvety soft bedding complemented by worldly curiosities on the walls and luxe flooring underfoot. The five bathrooms are akin to private bathrooms, featuring sleek, modern fixtures and luxurious amenities.

The heart of the villa is its expansive living area, adorned with original artworks and state-of-the-art furnishings. With its large windows and open design, this space invites natural light to dance across the surfaces, creating a warm, inviting atmosphere. The fully equipped, ultra-modern kitchen is a culinary artist's dream, ideal for preparing gourmet meals or enjoying a casual breakfast with stunning views.

The villa's exterior is nothing short of breathtaking. The centrepiece is the 25-meter panoramic infinity pool, offering a refreshing escape with mesmerising views of the Mediterranean Sea and the ancient city of Siracusa, with Mount Etna looming majestically in the distance. The covered al-fresco area with a fabulous sea view includes a BBQ, an outdoor kitchen, a dining table seating 12 and a lounge with an open fireplace. The generous terraces around the pool provide ample space for sunbathing, aperitifs, or dining under the magical Sicilian sunset.

The villa's privileged location grants direct access to a protected marine and nature reserve, and a short walk leads to secluded beaches with pristine waters, great for swimming or sunbathing. Nature enthusiasts will delight in the walking trails that meander through the reserve, offering a chance to explore Sicily's natural beauty.

When you can't wait to soak up Sicily's old-worldly atmosphere, head to Syracuse, which happens to be the closest city. Walk around its cobbled alleyways and honey-hued buildings, many dating back to the Roman times. It will be your getaway to Italian culture and full of restaurants, cafes and exciting landmarks.

Villa Syracusia is more than a holiday villa; it's a luxurious escape into a world where art, nature, and comfort converge, creating an unforgettable experience in the heart of Sicily.



## Facilities

Cycling • Walking/Hiking Paths • Horse Riding • Watersports • Private Pool • Canoeing/Kayaking • Historical Sites • Wine Tasting • Tennis Nearby • Air-Con • Golf Nearby • Boat Trips • Villa • Special Offer • Wow Factor • Has Discount • Maid Service Included • Chef/Cook Available • Cots (Cribs) • Walk to Beach • Heated Pool • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Working Fireplace/Woodburner • Cooking Classes Available • Transfers Available • High Chair(s) • Fenced Grounds

# Interior & Grounds

Property Licence Number: 19087039B406875

## Villa Interior (500m2)

### Ground Floor

- Kitchen with a fridge, freezer, oven, hob, dishwasher, microwave, kettle, toaster, blender and coffee maker
- Living room with sofas
- Suite with a king-size bed and en-suite bathroom with a shower room and WC
- Bedroom with a queen-sized bed and en-suite shower room with a WC
- Suite with a queen-sized bed and en-suite shower room with a WC
- Bedroom room with a king-sized bed and en-suite shower room with a WC

### First Floor

- Family suite with a queen-sized bed, en-suite bathroom with a bath, shower and WC and private terrace
- Bedroom with king-sized bed

## Outside Grounds (8000m2)

- Private swimming pool (24m x 5m, max depth: 1.5m) Open year round, heated at extra cost
- Pool terrace with sun loungers, umbrellas, tables and chairs
- Large grass area for outdoor games
- Al-fresco kitchen barbecue, dining area for 12 and lounge with open fire place
- Outdoor shower
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- TV
- Floor heating
- Sound system
- Iron and ironing board
- Washing machine
- Dryer
- Hair dryer



## Location & Local Information

Perched on a serene peninsula on the east coast of Sicily, Villa Syracusia boasts a 180-degree panorama of the Mediterranean Sea, the ancient city of Syracuse, and the majestic Etna volcano on clear days.

Sicily, a Mediterranean jewel, is a land where history, culture, and natural beauty converge to create a tapestry of unforgettable experiences. From the ancient streets of Syracuse to the Baroque elegance of Modica and Ragusa, each city is a chapter in Sicily's rich narrative.

Sicily's coastline is a paradise for beach lovers. Only a short walk or driving distance from the holiday property, secluded beaches with emerald waters offer a beautiful escape. In contrast, a bicycle or short walk leads to nature trails through a Marine and Nature Reserve. The Mediterranean course at "I Monasteri" is a must-visit for golf enthusiasts, nestled among lemon and olive trees. You'll love walking 10 minutes to the closest restaurant when you get hungry. A supermarket can be found nearby if you need to stock up on groceries.

Begin your Sicilian adventure in Syracuse, the closest city, only a 20-minute drive from the villa. This ancient city, once a significant power of the Mediterranean world, is a treasure trove of Greek and Roman history. The highlight is the Ancient Greek theatre, where millennia-old tragedies still unfold under the stars. The city's vibrant nightlife and various restaurants offer a modern contrast to its historical sites, superb for spending an entire day soaking up its atmosphere.

Drive a short distance to Modica and Ragusa, where the streets are a canvas of Baroque architecture. These UNESCO World Heritage Sites are feasts for the eyes and palate, with their renowned chocolate and exquisite Sicilian cuisine.

Taormina, perched on a cliff overlooking the Ionian Sea, offers awe-inspiring views, ancient ruins, and chic boutiques. The nearby city of Catania, under the shadow of Mount Etna, is a vibrant hub of culture and gastronomy. Explore the Etna Volcano Nature Park, a haven for hikers and wine enthusiasts.

In Catania, Sicily's second-largest city, you'll find a vibrant blend of history, culture, and gastronomy. Nestled at the foot of Mount Etna, Catania enchants with its lively fish markets, baroque architecture, and bustling piazzas. The city's rich culinary scene, from street food to upscale dining, offers an authentic taste of Sicilian flavours. Take advantage of the majestic Cathedral of Saint Agatha and the bustling Via Etnea for an authentic Catania experience. This city is a dynamic mix of ancient wonders and contemporary Sicilian life, making it an essential stop on your adventure.

From the ancient allure of Syracuse to the natural beauty of its beaches and reserves, Sicily is a destination that captivates the heart and soul, promising a journey filled with discovery and delight.

## Local Amenities



Nearest Airport	<b>Vincenzo Bellini Catania Airport (70km)</b>
Nearest Airport 2	<b>Comiso Airport (89km)</b>
Nearest Bar/Pub	<b>Isola (1km)</b>
Nearest Beach	<b>Spiaggia Punta del Pero (1km)</b>
Nearest Golf	<b>(22km)</b>
Nearest Restaurant	<b>Isola (1km)</b>
Nearest Supermarket	<b>Isola (2km)</b>
Nearest Tennis	<b>(10km)</b>
Nearest Town/City	<b>Syracuse (10km)</b>
Nearest Train Station	<b>Siracusa (9km)</b>
Nearest Village	<b>Isola (1km)</b>

## What we love

- From the large infinity pool to the abundance of sunlight soaking through the interiors, this villa is a testament to taste and elegance
- Guests will love enjoying the sunset from the wonderful panoramic sea view terrace, or a stroll to the nature park nearby
- Explore the nearby city of Syracuse, known for its Greek temples, baroque palaces, labyrinth streets, fabulous restaurants and food market
- You are just a stroll from Sicily's sandy shores and stunning hilltop vantage points

## What you should know...

- Please note that hiring a car is highly recommended for exploring the island conveniently
- Please note that the family suite on the first floor only has one en-suite bathroom. To access the bathroom from the second bedroom, guests must pass through the suite. Please see the 'Features' tab for more information.
- A caretaker lives in a separate building approximately 100m from Villa Syracusia and will not cause any disturbance to guests.
- Due to the unique architecture of the pool and the villa, please take care and supervise children at all times.

# Terms & Conditions

- **Security deposit:** €3000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m
- **Departure time:** 10.00 a.m
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that the family suite on the first floor has only one en-suite bathroom. To access the bathroom from the second bedroom, guests must pass through the suite. Please see the 'Features' tab for more information. A caretaker lives in a separate building approximately 100m from Villa Syracusia and will not cause any disturbance to guests. Due to the unique architecture of the pool and the villa, please take care and supervise children at all times.
- **Changeover day:** Saturday or Sunday. 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.
- **Other Cleaning:** Daily cleaning also included
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 5 nights from November to end-May, excluding Easter, Christmas and NY. 7 nights during all other periods.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra €750 (2025), €1,250 (2026), payable locally. 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 adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** 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.