# Villa Akris

**Region:** Sicily **Sleeps:** 12

## Overview

Perched along the coastline near Noto, Villa Akris offers a relaxed seafront escape where contemporary comfort meets the natural beauty of southeastern Sicily. Sleeping up to twelve guests across six bedrooms with six bathrooms, the villa is well suited to families or small groups seeking a peaceful coastal retreat with easy access to the sea.

Designed with easy living in mind, the villa combines bright interiors with generous outdoor spaces that make the most of its seaside setting. Large windows allow natural light to fill the living areas, while comfortable seating creates an inviting place to unwind after a day by the water. The kitchen and dining spaces are well equipped for preparing relaxed meals at home, whether enjoyed indoors or carried outside to the terrace.

Outside, the villa truly comes into its own. A private swimming pool sits within the garden, providing a refreshing place to cool off while enjoying the coastal surroundings. Sun loungers and shaded terraces invite long afternoons under the Sicilian sun, while outdoor dining areas make it easy to savour fresh local ingredients in the open air.

Villa Akris enjoys a wonderful position for exploring the Val di Noto, a region renowned for its honey-coloured baroque towns, beautiful beaches and excellent local cuisine. From nearby seaside villages to historic centres filled with grand churches and lively piazzas, guests will find plenty to discover while staying at this welcoming coastal retreat.









## Facilities

Golf Nearby • Surfing • Villa • Boat Trips • Sailing • Cycling • Historical Sites • Watersports • Walking/Hiking Paths • Ideal for Kids • Fishing • Wine Tasting • Private Pool • Air-Con • Working Fireplace/Woodburner • Special Offer • Wow Factor • Ideal for Teens • Has Discount • Has Offer • Cots (Cribs) • All Bedrooms En-Suite • Beach Nearby • Beachfront • Modern • Parking Space • Waterfront • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Microwave • Safety Deposit Box • Heating • High Chair(s)

# Interior & Grounds

**The Villa (350 sqm)**

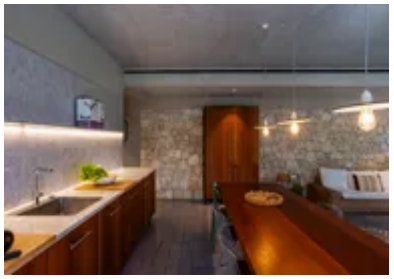
*Please Note: Villa Akris is composed of two adjacent villas, set within the same grounds and rented together as one property. Each building offers three bedrooms with ensuite bathrooms, making the layout ideal for large families or groups who would appreciate a little extra privacy.*

*Interior (*Main Villa)
- Living room: Sofa seating, TV, large glass doors opening to the sea-view veranda
- Dining area: Dining table with seating for twelve, open plan with the living space, terrace access~
- Kitchen: Oven, hob, fridge, freezer, dishwasher, microwave, coffee machine, toaster, direct access to outdoor dining area
- Bedroom 1: Double bed, ensuite bathroom with shower, terrace access
- Bedroom 2: Double bed, ensuite bathroom with shower, terrace access
- Bedroom 3: Double bed, ensuite bathroom with shower, terrace access

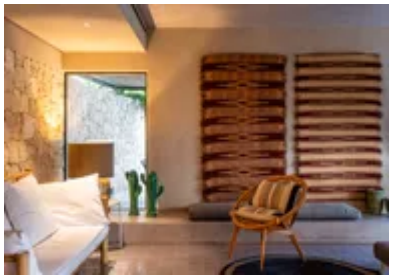
*Adjacent Villa*
- Bedroom 4: Double bed, ensuite bathroom with shower, terrace access
- Bedroom 5: Double bed, ensuite bathroom with shower, terrace access
- Bedroom 6: Double bed, ensuite bathroom with shower, terrace access

*Outside Grounds*
- Private swimming pool (11m x 3.5m)
- Sun terrace with loungers
- Sea-view veranda
- Outdoor dining area
- Barbecue
- Mediterranean garden (approx. 10,000 sqm)
- Outdoor shower
- Private parking
- Direct access to the rocky shoreline via private gate

**Additional Facilities**
- Air-conditioning
- Wi-Fi
- TV
- Washing machine
- Dishwasher
- Microwave
- Coffee machine
- Toaster
- Hairdryer
- Iron and ironing board
- Baby cot and highchair (on request)









# Location & Local Information

Villa Akris enjoys a wonderful seafront setting along the southeastern coast of Sicily, close to the historic town of Noto. This stretch of coastline is known for its crystal-clear waters, golden rocky coves and peaceful Mediterranean landscapes, offering a relaxed atmosphere that feels far removed from busy tourist centres.

Just a short drive away, Noto is one of Sicily's most celebrated baroque towns and a UNESCO World Heritage Site. Its elegant streets are lined with honey-coloured palaces, ornate churches and lively piazzas, creating a beautiful setting for evening strolls, café stops and traditional Sicilian dining. The town is also famous for its local cuisine, including almond pastries, granita and seasonal seafood dishes served in welcoming trattorias.

For beach lovers, the surrounding coastline offers a variety of beautiful spots to explore. The nearby beaches of Lido di Noto and Calamosche are particularly popular for their clear waters and natural scenery, while the Vendicari Nature Reserve provides protected wetlands, quiet sandy coves and excellent walking trails. The area is also ideal for exploring other baroque gems such as Modica, Scicli and Ragusa Ibla, all within comfortable driving distance.

With its seafront position and easy access to both historic towns and beautiful beaches, Villa Akris makes an excellent base for discovering the charm of southeastern Sicily.

## Local Amenities

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|---|---|
| Nearest Airport | **Catania (78km)** |
| Nearest Beach | **Contrada Gallina (sandy) (3km)** |
| Nearest Beach | **Rocky Beach (150m)** |
| Nearest Golf | **I Monasteri Golf Club (22km)** |
| Nearest Restaurant | **(2km)** |
| Nearest Supermarket | **Conad (10km)** |
| Nearest Town | **Noto (19km)** |
| Nearest Town/City | **Avola (5km)** |










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|---|---|
| Nearest Train Station | **Fontane Bianche (7.4km)** |

# What we love

- Villa Akris is a true seafront villa with sweeping Mediterranean views and the sound of the waves close by.
- The large private pool overlooking the coastline, perfect for relaxing between swims in the sea.
- The Villa's generous outdoor terraces and dining areas designed for long alfresco meals with family and friends.
- Staying at Villa Akris means you are within easy reach of Noto's UNESCO-listed baroque centre, filled with elegant architecture and lively piazzas.

# What you should know...

- Villa Akris is made up of two neighbouring villas rented together, which may suit groups happy to be split across two buildings.
- The swimming pool is unfenced and there is a rocky shoreline that leads to the sea at the back of the villa, therefore it is essential that young children should be supervised at all times.
- A car is recommended to explore the surrounding towns, beaches and nature reserves.
- Bathroom linen - rearrangement of bedrooms and bathrooms in case of bookings of more than 10 days
- 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:** €1500 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 – 8.00 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.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. <br> 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €500, payable to Oliver's Travels with the balance payment. 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:** 2 hours daily cleaning included in end of stay cleaning fee.

- **Smoking Allowed?:** Not allowed.

- **Other 2:** A cot and a highchair are available on request, free of charge.

- **Minimum stay:** 4 nights out of peak season (September - June), 5 nights in peak season (July - August)

- **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 connection included.

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

- **Pool opening dates?:** The pool is open approximately from early April to the end-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.

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