Villa Graziosa

Region: Sicily **Sleeps:** 8

Overview

Villa Graziosa is a contemporary seaside villa set just moments from the golden sands of southern Sicily, offering a relaxed and stylish base near Santa Maria del Focallo. Designed with modern living in mind, the villa combines clean architectural lines with bright, open interiors, creating a calm and comfortable space for enjoying time together.

Inside, the living areas are light-filled and functional, with an easy flow between the lounge, dining space and kitchen. Large openings connect the interior to the outdoors, allowing guests to make the most of the warm climate throughout the day. The bedrooms are thoughtfully arranged to provide both comfort and privacy, making the villa well suited to families or groups of friends.

The outdoor areas are a key highlight, centred around a private swimming pool complete with a hydromassage area, ideal for unwinding after a day exploring the coast and nearby towns. Surrounding terraces and shaded areas provide the perfect setting for al fresco dining or simply relaxing in the warm Sicilian climate, with plenty of space to enjoy long, leisurely days outside.

With its setting close to the coast and within easy reach of local towns and amenities, Villa Graziosa offers a well-balanced stay that combines modern comfort with the laid-back rhythm of Sicily's southern shores.









Facilities

EV Charger • Air-Con • Private Pool • Villa • Ideal for Kids • Boat Trips • Historical Sites • Paragliding • Special Offer • Has Offer • Has Discount • Cots (Cribs) • Ideal for Teens • Beach Nearby • Modern • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (107 sqm)

Interior
- Living room: Bright open-plan living area with dining space, large windows opening to the garden and pool
- Kitchen: Open kitchen, connected to the living and dining area, with dishwasher, fridge, freezer, microwave, oven, coffee machine, toaster, electric kettle and juicer
- Bedroom 1: Double bed, ensuite bathroom with shower and washbasin
- Bedroom 2: Double bed, ensuite bathroom with shower
- Bedroom 3: Double bed, access to shared bathroom
- Bedroom 4: Double bed, access to shared bathroom

Outside Grounds
- Fenced garden (1500 sqm)
- Private swimming pool with hydromasssage area (10m x 4m)
- Poolside terrace
- Veranda
- Outdoor lounge area
- Outdoor dining area
- Barbecue
- Outdoor shower
- Parking for up to 4 cars
- Electric car charging station

Additional Facilities
- Air-conditioning
- TV
- Wi-Fi
- Washing machine
- Alarm system
- Hairdryer
- Baby cot & high chair
- Iron
- Ironing board









Location & Local Information

Villa Graziosa enjoys a privileged position just a short walk from the sandy shoreline of Santa Maria del Focallo, one of the most loved stretches of coast in southern Sicily. Known for its wide golden beaches and clear, shallow waters, this area is ideal for relaxed seaside days, whether you prefer quiet sunbathing spots or lidos with facilities and dining options.

The surrounding area offers a laid-back coastal atmosphere, with a selection of beach clubs, cafés and local restaurants serving fresh seafood and regional dishes. For a wider choice of amenities, the nearby towns of Ispica and Pozzallo are within easy reach, offering supermarkets, shops and traditional eateries, as well as a glimpse into everyday Sicilian life.

The villa is also well placed for exploring the UNESCO-listed towns of the Val di Noto, including Modica, Ragusa and Noto, all known for their Baroque architecture and cultural charm. Whether you are looking to enjoy the coast, discover historic towns or simply settle into the slower rhythm of the region, Villa Graziosa provides a convenient and appealing base.

Local Amenities

Nearest Airport	**Catania (115km)**
Nearest Beach	**Lido Maracaibo (700m)**
Nearest Ferry Port	**Pozzallo (16.5km)**
Nearest Restaurant	**(4.5km)**
Nearest Shop	**Centro Commerciale (280m)**
Nearest Town/City	**Pozzallo (9.5km)**
Nearest Train Station	**Pozzallo (9.5km)**
Nearest Supermarket	**Conad (9.2km)**









What we love

- Villa Graziosa is ideally located just a short walk from the sandy beaches of Santa Maria del Focallo
- The seamless indoor-outdoor living with direct access to terrace and garden is ideal for relaxing and enjoying the Sicilian sun
- The electric car charging station, offering added convenience for guests travelling sustainably.
- The pool at Villa Graziosa features a state-of-the-art hydromassage area, perfect for easing tired muscles after a day exploring the local towns and coastline.

What you should know...

- The villa is set on one level, making it practical for most groups and suitable for those with mobility issues.
- The property is located in a residential coastal area rather than a secluded rural setting, therefore residual noise from other residences may be heard
- Please note that the use of the car charger my be subject to an extra cost, please enquire at the point of booking
- A car is recommended for exploring nearby towns and attractions
- Children should be supervised at all time when outside as the pool is uncovered and the outdoor kitchen is unfenced.
- 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:** €500 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.
 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.
 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Not included. An extra €350, payable to Oliver's Travels at the time of 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.

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

- **Minimum stay:** 4-nights in October to July, 6-nights in July to September

- **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 early May to 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.