Villa Cipride

Region: Sicily **Sleeps:** 8

Overview

Villa Cipride is a contemporary coastal retreat set just a short stroll from the golden sands of Santa Maria del Focallo, offering an easy-going base for a relaxed Sicilian escape. Designed with modern living in mind, the villa combines clean-lined interiors with well-planned outdoor spaces, making it ideal for families or groups of friends sharing time together.

Inside, the atmosphere is bright and unfussy, with an open-plan living and kitchen area forming the heart of the home. Large openings connect the interior to the garden, creating a natural flow between indoor and outdoor living. Four comfortable bedrooms are spread across two levels, including a separate upper-level suite accessed externally, offering a little added privacy for those in the group.

The outdoor space is where Villa Cipride truly comes into its own. A private swimming pool sits at the centre of the garden, surrounded by sun loungers and shaded areas for dining and relaxing. An outdoor kitchen and barbecue invite long, sociable evenings, while the additional poolside bathroom adds convenience for days spent outside.

Located just 300 metres from a wide sandy beach and within easy reach of charming baroque towns such as Noto, Modica and Ragusa, Villa Cipride balances coastal simplicity with the opportunity to explore southern Sicily's rich cultural landscape.

Facilities

Air-Con • Private Pool • Villa • Boat Trips • Cycling • Ideal for Kids • Historical Sites • Special Offer • Walk to Beach • Has Discount • Cots (Cribs) • Ideal for Teens • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Hairdryer • TV • Bicycles Provided • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (100 sqm)

Ground Floor
- Living room: Spacious open-plan living area with sofa seating and TV
- Kitchen: Well-equipped kitchen with oven, microwave, dishwasher, freezer, coffee machine and toaster
- Bedroom 1: Double bed, ensuite bathroom with shower
- Bedroom 2: Double bed, ensuite bathroom with shower
- Bedroom 3: Twin beds, ensuite bathroom with shower

First Floor
- Bedroom 4: Double bed, ensuite bathroom with shower, accessed via external stairs for added privacy

Outside Grounds (800 sqm)
- Private swimming pool (5m x 10m, open approximately April to end-October)
- Furnished terrace and veranda
- Outdoor kitchen
- Barbecue
- Outdoor dining area
- Solarium
- Sun loungers
- Parasols
- Outdoor shower
- Additional bathroom with shower
- Parking

Additional Facilities
- Air-conditioning
- Heating
- Fireplace
- Wi-Fi
- TV
- Washing machine
- Hairdryer
- Iron and ironing board
- Baby cot (on request, no extra charge)
- Highchair (on request, no extra charge)
- Bicycles

Location & Local Information

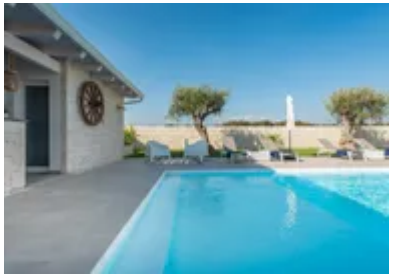
Villa Cipride enjoys a relaxed setting on Sicily's southern coast, just moments from the wide, sandy shoreline of Santa Maria del Focallo. This stretch of coast is known for its clear, shallow waters and natural dunes, making it ideal for long beach days, whether you prefer lively lidos or quieter, unspoilt spots along the shore. With the beach only a short walk away, it's easy to drift between poolside lounging and seaside swims throughout the day.

The surrounding area offers a laid-back, authentic feel, with a handful of local restaurants, beach clubs and small shops within easy reach. For a wider selection of amenities, the nearby town of Pozzallo is just a short drive away, offering cafés, gelaterias and a charming seafront promenade.

Villa Cipride is also well placed for exploring the baroque towns of the Val di Noto, a UNESCO-listed region celebrated for its architecture and atmosphere. Noto, Modica and Ragusa are all within comfortable driving distance, each offering historic streets, impressive piazzas and a strong food culture rooted in Sicilian tradition.

Local Amenities

Nearest Airport	**Catania (116km)**
Nearest Beach	**Santa Maria del Focallo (300m)**
Nearest Ferry Port	**Pozzallo (15km)**
Nearest Restaurant	**(3km)**
Nearest Shop	**Bar Paradiso (1.1km)**
Nearest Town	**Pozzallo (10km)**
Nearest Train Station	**Pozzallo (8.8km)**
Nearest Supermarket	**Conad (8.4km)**



What we love

- Villa Cipride is just a short walk from a wide, sandy beach with clear, shallow waters, perfect for enjoying the Mediterranean sea
- The quirky layout with a separate upper-level bedroom offers some added privacy for certain members of the group.
- The outdoor kitchen and barbecue area is perfect for easy al fresco dining, making the cooking experience that more special

What you should know...

- Please note that the 1st floor is accessed via external stairs, and is not suitable for younger children.
- While there are some amenities nearby, larger supermarkets and a wider choice of dining options are a short drive away
- The garden is open and not fully enclosed, so young children should be supervised outdoors
- Bathroom linen - rearrangement of bedrooms and bathrooms in case of bookings of more than 10 days
- A car is recommended to explore the surrounding towns, beaches and nature reserves.
- 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:** No. An extra €300, 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:** 5 nights out of peak season (September - June), 7 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.