Villa Vivere

Region: Sicily **Sleeps:** 5

Overview

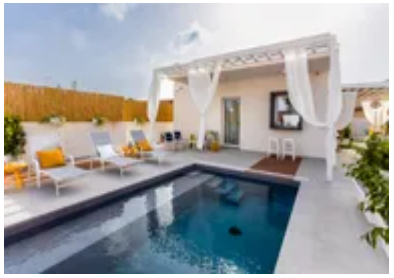
Villa Vivere is a relaxed coastal retreat where contemporary design meets the easy rhythm of seaside living. Set in a peaceful corner of southern Sicily, this modern villa offers bright, open-plan interiors that flow effortlessly from inside to out, creating a sociable and comfortable base for families or groups of friends. Clean lines, natural tones and large windows allow the Sicilian sunshine to pour in, while thoughtfully chosen furnishings add a sense of understated style throughout.

The heart of the home is the spacious living and dining area, complemented by a well-equipped kitchen that makes both casual meals and longer gatherings a pleasure. Each bedroom has been designed with comfort in mind, offering a restful space to unwind after long days by the coast.

Outside, Villa Vivere truly comes into its own. Multiple outdoor spaces invite you to make the most of the warm climate, from the inviting dining area perfect for long, leisurely meals, to the rooftop terrace where you can relax and take in the surrounding views. The garden and pool area provide a refreshing escape during the day, whether you are cooling off with a swim or simply stretching out under the sun.

Just a short distance from sandy beaches and local amenities, Villa Vivere combines privacy with easy access to the best of this unspoilt stretch of Sicily's coastline.









Facilities

Cycling • Air-Con • Recommended • Wine Tasting • Villa • Historical Sites • Watersports • Private Pool • Walking/Hiking Paths • Ideal for Kids • Special Offer • Has Discount • Cots (Cribs) • Has Offer • Walk to Beach • All Bedrooms En-Suite • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Hairdryer • TV • Dishwasher • Microwave • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior (90 sqm)

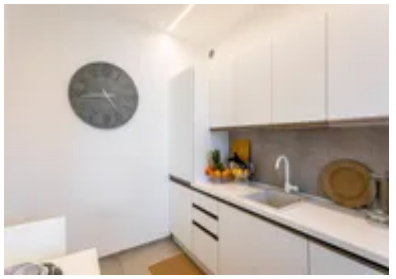
Ground Floor
- Living room: Sofa seating, TV, dining area, access to outdoor veranda and pool area
- Kitchen: Open-plan kitchen with oven, hob, dishwasher, fridge, microwave, toaster, coffee machine and breakfast seating
- Bedroom 1: Double bed, ensuite bathroom with shower, TV, wardrobe, access to outside space
- Bedroom 2: Double bed, ensuite bathroom with shower, TV, wardrobe
- Bathroom: Separate bathroom serving the living area

Outside Grounds (200 sqm)
- Private swimming pool (5m x 3m)
- Furnished veranda for outdoor dining
- Covered outdoor relaxation area with sofa seating
- Garden with sun loungers and hanging hammock chair
- Barbecue
- Outdoor shower
- Rooftop relaxation area

Additional Facilities
- Air-conditioning
- Wi-Fi
- TV
- Washing machine
- Dishwasher
- Microwave
- Oven
- Toaster
- Coffee machine
- Iron
- Hairdryer
- Alarm
- Baby cot and high chair (on request)
- Pool towels
- Bed linen and towels included









Location & Local Information

Villa Vivere is set in the laid-back coastal area of Santa Maria del Focallo, a long stretch of golden sand on Sicily's southern shoreline. Known for its clear waters and relaxed atmosphere, this Blue Flag beach is ideal for slow, sun-filled days, whether you prefer swimming, beach walks or simply unwinding by the sea. The shoreline here remains pleasantly unspoilt, offering a more authentic Sicilian experience away from the busier tourist hubs.

Within a short drive, you will find a selection of local restaurants, beach clubs and small shops, perfect for sampling regional cuisine and fresh seafood. The nearby town of Ispica adds a touch of local character, while the baroque towns of Noto, Modica and Ragusa are all within easy reach, offering historic architecture, vibrant piazzas and a rich cultural heritage.

For those keen to explore further, the Vendicari Nature Reserve is close by, known for its walking trails, wildlife and secluded coves. Whether you are drawn by the beaches, the food or the history, Villa Vivere offers a well-placed base for discovering this captivating corner of Sicily.

Local Amenities

Nearest Airport	**Catania (112km)**
Nearest Bar/Pub	**Zuma beach bar (1km)**
Nearest Beach	**(150m)**
Nearest Ferry Port	**Pozzallo Port (12km)**
Nearest Restaurant	**Ristorante VerdeBasilico (210m)**
Nearest Shop	**Centro Commerciale Blue Pizzeria (450m)**
Nearest Town	**Pozzallo (5km)**
Nearest Train Station	**Pozzallo (5km)**
Nearest Supermarket	**Conad Supermarket (4.7km)**









What we love

- The rooftop relaxation area offers a peaceful spot to unwind with elevated views
- The mix of shaded and sunny outdoor areas creates flexible spaces for relaxing at any time of day
- Each bedroom benefits from its own ensuite bathroom for added comfort and privacy
- Villa Vivere is ideal for small groups or families seeking a relaxed coastal escape

What you should know...

- The villa is all on one level, making it a practical choice for those preferring fewer stairs, however, please note access to the rooftop relaxation area is via external stairs
- While the pool is relatively compact, it is well-suited for cooling off rather than swimming lengths
- A car is recommended to fully explore the local area, beaches and nearby baroque towns
- Bathroom linen - rearrangement of bedrooms and bathrooms in case of bookings of more than 10 days
- Please ensure that younger children are supervised when around the pool as it is unfenced and on the rooftop area due to the low walls.
- 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, fair usage policy applies up to 250kWh. Excess charged at €0.40 per Kwh over 500kWh.

- **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 €150, 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 in September to the end of June, 7-nights in July and 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 early April to mid November. 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.