



Property 10412



* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

Number of beds: 22

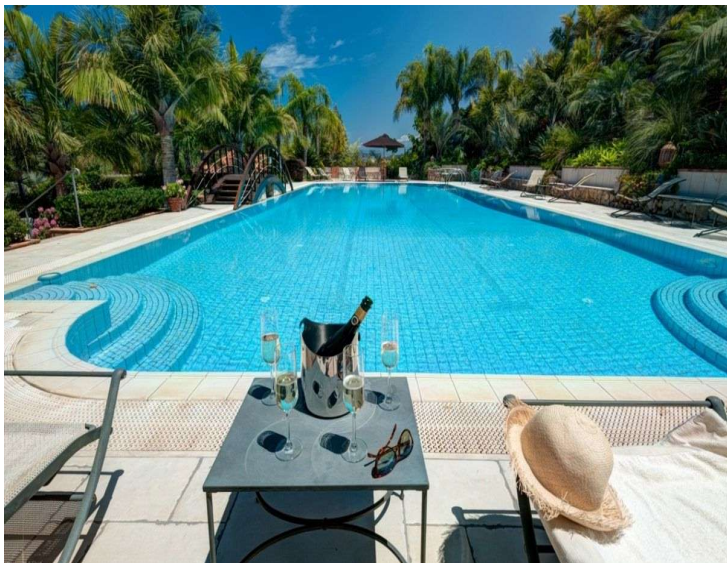
Bedrooms: 10

NEARBIES

Punta Raisi Airport: 62.4 km; Palermo: 32.3 km; Cefalu: 39.9 km; Catania: 181 km

FEATURES

- 5 Double bedrooms with bathroom in the main villa
- 2 Bedrooms with bathroom in the Cottage Girasole
- 2 Bedrooms with bathroom (1 with bunk-bed) and a sofa-bed in the Cottage Petunia
- 1 Bedroom with bathroom in Cottage Albuca
- 10,000 sq. m. of loquat garden, palm trees, Mediterranean and tropical plants and flowers
- Direct access to the beach
- A complex of 3 pools (two with Jacuzzi and one children pool) on three levels connected by two waterfalls
- By the pool is a toilet, showers, an external covered kitchen and an area perfect for enjoying lunches on the pool
- Large BBQ
- Tennis table
- A two levels gazebo with table, sofa and lounge areas
- Several roof gardens on the various terraces
- Each unit has a fully equipped kitchen with dishwasher, fridge, freezer, oven, microwave, kettle
- Sat TVs and DVD players
- WI-FI internet
- Laundry facilities
- Air conditioning and heating
- Parking
- At disposal on hiring a rowing boat and a RIB speed boat (extra cost)



DESCRIPTION

Property 10412 – Trabia – Sicily

10 Bedrooms (8 double, 1 twin, 1 with bunk-bed) – Pool

In a botanical garden of mediterranean and tropical plants, meticulously maintained, lies Property 10412, an exclusive oasis of natural beauty. The extraordinary and rich collection of exotic palms, surrounds a complex of three pools on three levels connected by two waterfalls, a true paradise, ideal to relax and fully enjoy a vacation. The structure includes three luxurious accommodation, for a total capacity of 22 people. A private building, which is part of the villa, provides a direct access to the beach and a small touristic port. The villa is also in a convenient location for exploring the natural beauty and the art cities of Sicily.

The main house. The main house has two floors and with its **5 bedrooms and 5 bathrooms** can accommodate up to 8 people. Is situated in an elevated and central position of the property, 50 meters from the sea and overlooking the botanical garden. The entrance hall leads to an elegant dining room with a piano and to a direct access to a large terrace overlooking the sea. Next to the dining room there is the living room with fireplace, comfortable sofas and TV. At the same floor there is a bathroom with sea views and a fully equipped kitchen. On the ground floor, a covered outdoor terrace overlooking the garden and pools is equipped with a large barbecue, and is ideal for outdoor dining under the relaxing sound of the waterfalls. The sleeping area is located upstairs and has two en-suite double bedrooms, a twin and a double bedroom sharing a bathroom with shower and Jacuzzi, all with private balconies overlooking the sea. On the same level as the sleeping quarter are a dining area and another kitchen opening out onto a large terrace overlooking the extensive gardens and onto two roof gardens on two levels with a stunning view on the sea bay.

Cottage Girasole. Independent cottage of 60 m2 which **sleeps 4**, located in a central position within Property 10412, a few meters away from the pools complex; the access is from a charming and secluded private garden and patio with an external dining table under the shade of a bay tree. At the entrance there is a dining room with a fully equipped kitchenette. On the same floor a living room with sofas and TV, a twin bedroom overlooking the garden, en-suite toilet with shower and a storage room. The shower cabin is equipped with hydro-massage, music and light effects. Through a beautifully designed staircase, the living rooms leads to the first floor where there is a bright master bedroom with sea-view and en-suite bathroom also overlooking the sea and the garden.

Cottage Petunia. Independent cottage of 70 m2 that **sleeps 4-6**, enclosed in the loquat garden at 30 m from the pool complex. It includes a wide private garden, a sitting room, kitchen, double bedroom with en-suite bathroom, bedroom with bunk beds, second bathroom. The access is from a private and secluded garden and patio, shaded by a Jacaranda tree, a pond with water plants in a background of natural rocks with underwood plants. Wide terracotta seats in the shade create a relaxing area. External dining table for 6.

Cottage Albuca. Independent and secluded cottage **for 2** on a raised uphill location within the garden and orchard of Property 10412 offering a panoramic view on the sea bay. Albuca is ideal for couples looking for the privacy of their own accommodation while being immersed in a beautiful garden. The cottage has its own private spacious covered terrace, with sea views and dining table. The entrance leads into the main studio-style bedroom, which has a double bed and dining table. There is an en suite bathroom and a kitchen with a fridge freezer, oven and microwave and which looks out over the terrace. The cottage is equally well suited to a couple with a baby or toddler as the bedroom has enough space for a cot.

The entrance is on large living room with windows on the garden, corner sofa bed, dining table for 4-6 and TV. The living room leads to a fully equipped kitchen with access to the garden.

The double bedroom overlooking the loquat garden has an en-suite bathroom with a special shower cabin with hydro-massage, music and lights. Second bedroom with two bunk beds, wardrobe and window on the loquat garden and second bathroom with the same view; in the hall a large wardrobe with mirror doors.

The three pools. Inside the loquat garden, a large collection of palm trees, Mediterranean and tropical plants and flowers, surround a complex of three pools on three levels connected by two waterfalls; the main pool has a perimeter overflow structure and measures 20x8 m. It is covered with tiles, has a depth from 1.4 m to 2.2 m, lane lines at the bottom and it is suited for competitive swimming. The water is constantly kept crystal clear by a computerized filtering system designed for intensive usage. Underneath the characteristic wooden bridge on the main pool, a waterfall feeds a large Jacuzzi pool that can seat 12 people. From the Jacuzzi pool, the water overflows into a children pool that measures 6x3 m. Both the Jacuzzi and the children pools can be heated on request. Next to the main pool a building with toilet, showers, an external covered kitchen and an area perfect for enjoying lunches on the pool.

Located next to the pools area and surrounded by grass, the Gazebo is structured on two levels and has a surface of 180 m2 and wooden roof beams with typical Sicilian shingles. Its large shaded surface creates an area to relax, play and read. It is furnished with design sofas, tables and LCD TV.

Opposite the gazebo an elliptical fish pond that measures 12x6 m, with Lotus flowers, Waterlilly (Nymphaea) and Papyrus, is populated by numerous big carps.

The botanic garden. The garden is personally supervised by the owner, a botanic enthusiast, and has been planted with special care for the alternation of the leaves colors and the flowering periods during the seasons. The accommodations and structures of Property 10412 are located in the middle of an old loquat trees garden of 10,000 m2 that belongs to the property. Nowadays the loquat trees grown in the area but their main local contribution is environmental and aesthetic: the loquat is in fact appreciated worldwide as an ornamental evergreen plant with its long dark leaves, in addition for its delicious fruit.

Aiming at enriching the biodiversity of the garden, without reducing the loquat trees, the owners of Property 10412 have first created several roof gardens on the various terraces and balconies of the Main House.

Around the main pool they have then created the large collection of exotic palms native to Australia, Florida, Madagascar and Mexico:

four *Ravannee rivularis* around the Jacuzzi pool and then *Arcontophenix alexandrae*, *Bismarckia nobilis*, *Noedyopsis decaryi* (Triangle palm), *Sabal palmetto*, *Macrozamia moorei*, *Dasyllirion* etc. The botanic species are indicated by tags.

RIB speed boat: the guests of Property 10412 are offered the exclusive daily chartering of a RIB (Rigid Inflatable Boat) with skipper service included; it is an ideal solution to enjoy the beauty of the coast and of the nearby islands. The RIB is moored in the small touristic port opposite the villa. This is easily accessible through private facilities that include a terrace overlooking the sea, a changing room, toilet and shower. The RIB has high performance and high capacity, carries up to 22 people, has a length of 8 m and an inboard engine of 6,200 cc (320 hp). It is equipped with a range of accessories for the comfort of passengers: wide cushions, canopies, shower, refrigerator, radio and DVD player.

Rowing boat: the guests of Property 10412 are offered the exclusive daily hiring of a rowing boat with engine. The boat is moored in the small touristic port opposite the villa. This is easily accessible through private facilities that include a terrace overlooking the sea, a changing room, toilet and shower. The boat carries up to 4 people, has a length of 3.6 m and an outboard Mercury engine of 3.5 hp. It is an ideal solution to enjoy the beauty of the coast and of the nearby beaches reachable in 5 min. The oars are the only method allowed by law to land on these unspoiled places.

On your way we suggest you to stop, moor the boat in a small local bay and enjoy a lunch in a fascinating seafood restaurant with tables on the sea rocks.

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PHOTOS

