



## Property 1650962318



**Number of beds: 6**  
**Bedrooms: 3**



### Private Beach Access

The villa has a pedestrian gate overlooking the main road leading to the beach. Thanks to this gate, the distance from the access to the sea is about 50 meters.

### Pets Allowed

Small pets allowed on request.



### Air Conditioning Throughout

Included in the rental price.



### Air Conditioning In The Bedrooms

Included in the rental price.



### Hair Dryer In The Bathrooms



### Barbecue



### Fireplace

### Crib



### Fibre Internet



### Internet in the garden and common areas



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

3 Double bedrooms. Room 1: 30 sqm, king-size bed (190x200) can be converted into twin beds; mattress height 30 cm. Room 2: 35 sqm, king-size

bed (190x200); mattress height 25 cm.Room 3: 30 sqm, double bed (160x200); mattress height 25 cm.

### Bath amenities

Weekly refill.



### Parking Space

Private (outdoor) parking space for up to 4 cars, inside the property.



### Table Tennis



### Swimming Pool

10 x 4 m.Depth: 1,60 m.



### Heating

Heating with convectors. Included in the rental price.



### Heated Pool

Included in the rental price.

### High Chair



### Housekeeping

Daily housekeeping (bedrooms and bathrooms, from Monday to Sunday). Included in the rental price.

### Smart TV

### Mattress topper



### Satellite TV



### Sea Views



### Wi-Fi

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

## NEARBIES

Villa Salina is 74 km from Catania-Fontanarossa Airport, 122 km from Comiso Airport, and 306 km from Palermo Falcone-Borsellino Airport. Syracuse is 13 km from the villa, Noto is 36 km, Marzamemi is 51 km, Modica is 69 km, Catania is 75 km, Scicli is 80 km, Palazzolo is 84 km, Ragusa is 97 km, and Caltagirone is 115 km.

## FEATURES

- 3 Double Bedrooms
- 3 En-Suite Bathrooms + 1 Guest Bathroom
- Fully-Equipped Kitchen
- Living and Dining Room
- Infinity Pool (Heated)
- Furnished Poolside Area
- Nespresso Coffee Machine
- Microwave
- Toaster





# DESCRIPTION

## Property 1650962318 - PLEMMIRIO

### 3 Bedrooms

#### Location and Surrounding Area

Situated in the Marine Protected Area of Plemmirio, this newly-built villa provides a unique escape for to explore this diverse region which is home to Baroque towns, excellent food and some of the most beautiful beaches in Sicily. Property 1650962318 is just a stone's throw from Syracuse, which encapsulates Sicily's timeless beauty more than any other city: ancient Greek ruins rise out of lush citrus orchards, café tables spill onto dazzling Baroque piazzas, and honey-hued medieval side streets lead down to the sparkling blue sea.

The villa is also a few kilometers from Noto, a spectacular Baroque city and an architectural paradise with one of the most beautiful historic centers in Sicily. Renowned as the Capital of Baroque and also a UNESCO World Heritage Site, Noto is perched on a plateau overlooking the Asinaro valley, covered by citrus, olive and almond trees. In less than one hour by car, you can reach Marzamemi, a fishing village long known for good seafood, its ancient core home to shoals of restaurants, bars and boutiques.

In just one hour by car, you can reach Modica, damaged in the 1963 earthquake and rebuilt in the Sicilian Baroque style: its highlight is the 18th-century Church of San Giorgio, which dominates the upper town. Attractions in the lower town include the Chiesa del Carmine, the Baroque San Pietro, and the Palazzo de Leva. The villa is also one-hour drive from Catania, one of the most picturesque towns in Sicily: its historic center is a UNESCO-listed wonder, where black and white palazzi tower over sweeping Baroque piazzas.

The villa is a few kilometers from Scicli, the most authentic and relaxed of the Val di Noto's Baroque towns. Its relatively compact historic center is awash with cultural sights, from beautiful churches and aristocratic palazzi to eclectic museums and a time-warped apothecary. Full of artistic treasures and delicacies for the palate, Sicily is also famous for its balmy beaches. Traveling along its spectacular coastline, visitors will come across the sandy beaches of Arenella, Fanusa, Fontane Bianche and Ognina.

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#### The Property

Perched on a promontory surrounded by the crystal-clear waters of the Ionian Sea, Property 1650962318 is the result of a perfect balance between Italian tradition and contemporary style, providing a unique retreat for those seeking privacy and relaxation in one of the most appreciated areas in Sicily. With spectacular views of the Mediterranean Sea and an exclusive infinity pool, this modern newly-built villa can accommodate six guests featuring three double bedrooms with en-suite bathroom spread over two floors.

Surrounded by a paved terrace overlooking the turquoise sea, this modern 300-square-meter villa boasts an exclusive infinity pool (heated) and a paved poolside area furnished with comfortable sun loungers inviting guests to sit back and relax. Offering a tranquil atmosphere, the outdoor space represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation in the company of a good book and a glass of prosecco. The outdoor area also features a generous al fresco dining area with barbecue.

Located within the Marine Protected Area of Plemmirio in Syracuse, this exclusive recently-built property occupies an area of over 3500 square meters. With large windows creating a luminous and airy atmosphere dominated by light colors, the ground floor of the villa boasts a generous open-plan living and dining area. Flooded with natural light, the room also features a modern fully-equipped kitchen with all the amenities you might need during your stay. On the ground floor you will also find a guest bathroom.



The villa can accommodate six guests in three comfortable double bedrooms with en-suite bathroom with shower. Designed to provide an undisturbed night's sleep, the rooms are spread over two floors. On the ground floor you will find one bedroom complete with en-suite bathroom, while on the upper floor you will find two bedrooms with en-suite bathroom. Both bedrooms on the upper floor also feature an exceptional terrace with breathtaking views. The villa has a pedestrian gate overlooking the main road leading to the beach. Thanks to this gate, the distance from the access to the sea is about 50 meters.



# PHOTOS

























