Italian Villas collection



Property 10412



Number of beds: 20 + 2
Bedrooms: 10

- Air Conditioning Throughout
- Dishwasher
- Washing Machine
- Swimming Pool
- Heating
- Sea Views

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

NEARBIES

Villa Le Nespole is 62 km from Palermo Falcone-Borsellino Airport, 143 km from Trapani-Birgi Airport, and 198 km from Catania Fontanarossa Airport. The villa is 750 m from Trabia, 5 km from Termini Imerese, 13 km from Altavilla Milicia, 17 km from Bagheria, 17 km from Santa Flavia, 18 km from Porticello, 32 km from Palermo, 41 km from Cefalù, 63 km from Castelbuono and 63 km from Parco delle Madonie.

FEATURES

Main Villa:

- 5 Bedrooms (4 Double Bedrooms + 1 Twin Room)
- 5 Bathrooms (3 En-Suite + 2 Bathrooms)
- Fully-Equipped Kitchen
- Dining Room with Piano
- Living Room with Fireplace
- Panoramic Terrace
- Entrance Hall
- Private Sea-View Balconies
- Roof Gardens

Cottage Glicine:

- 2 Bedrooms (1 Double Bedroom + 1 Twin Room)
- 2 En-Suite Bathrooms
- Fully-Equipped Kitchenette
- Dining Room
- Living Room with TV
- Garden and Paio

Cottage Primula:

- 1 Master Bedroom + 1 Twin Room + 1 Sofa Bed (Living Room)
- 1 En-Suite Bathroom + 1 Bathroom
- Well-Equipped Kitchen
- Living Room
- Dining Room
- Garden and Paio

Cottage Agapanto:

- 1 Open-Plan Studio with Double Bed
- 1 En-Suite Bathroom
- Well-Equipped Kitchen
- Dining Area
- Private Covered Terrace

- Main Pool, Whirlpool Pool, and Children’s Pool
- Outdoor Gazebo with Seating and Dining Area
- Botanical Garden
- Elliptical Fish Pond
- Loquat Orchard and Exotic Garden
- Exclusive RIB Speedboat Charter
- Rowing Boat with Outboard Engine
- Lush Gardens with Labelled Plant Species

- Fridge and Freezer
- Oven, Microwave, Kettle
- Dishwasher and Washing Machine
- Air Conditioning and Heating
- Iron and Ironing Board





DESCRIPTION

Property 10412 - TRABIA

10 Bedrooms

Location and Surrounding Area
Set along the scenic northern coast of Sicily, Property 10412 enjoys a privileged location in Trabia, a charming seaside town steeped in history and Mediterranean allure. Just 50 metres from the sea and a short stroll from the historic Castle of the Principi Lanza di Trabia, the villa offers the perfect balance between tranquillity and convenience. Ideally positioned between Palermo and Cefalù, it provides easy access to Sicily's most captivating cultural and natural attractions.

Trabia is a lovely village on Sicily's northern coast, where crystal-clear waters and green hills create a stunning backdrop. Known for its rich history, the village boasts the Castle of Trabia, a medieval fortress with panoramic sea views, and the Mother Church, a fine example of Baroque architecture. The area is also famous for its sandy beaches, perfect for relaxation, and its fresh seafood dishes. Trabia offers a peaceful escape, blending natural beauty with Sicilian culture.

Bagheria, a vibrant town located just a short distance from Palermo, is known for its rich history and beautiful surroundings. Famous for its stunning Baroque villas, including the Villa Palagonia with its peculiar sculptures, the town offers a unique glimpse into Sicilian aristocracy. The picturesque old town, with its narrow streets and charming squares, is perfect for leisurely exploration. Bagheria is also celebrated for its delicious cuisine, particularly fresh seafood, and traditional Sicilian pastries.

Palermo, the capital of Sicily, is a city full of history, culture, and vibrant energy. Known for its stunning blend of Arab, Norman, and Baroque architecture, it offers iconic landmarks such as the Palermo Cathedral, the Norman Palace, and the Palatine Chapel. The city's bustling markets, like Ballarò and Vucciria, are perfect for immersing oneself in the local atmosphere and sampling delicious street food. Palermo is also famous for its rich cultural scene, with numerous museums, theatres, and art galleries.

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The Property
Nestled in the picturesque coastal town of Trabia, Property 10412 is an exclusive retreat set within a magnificent 10,000 square metre botanical garden, abundant with Mediterranean and tropical flora. Just 50 metres from the sea and a short walk from the historic Castle of the Principi Lanza di Trabia, this extraordinary property offers a serene escape while remaining conveniently positioned between Palermo and Cefalù. Property 10412 accommodates up to 22 guests across its four residences.

A true oasis of tranquillity, the villa's gardens are home to exotic palm trees, lush greenery, and vibrant flowers. At their heart, a spectacular three-tiered pool complex features cascading waterfalls and a 20 x 8-metre main pool. Perfect for swimming, it includes lane markings and a high-tech filtration system. Beneath a charming wooden bridge, a whirlpool for 12 guests overflows into a children's pool (6 x 3 m), both heatable on request.

A nearby 180-square-metre gazebo offers a shaded retreat with elegant seating, a television, and dining spaces. Across from it, an elliptical fish pond (12 x 6 m) with lotus flowers, water lilies, and papyrus enhances the serene atmosphere. The villa is surrounded by a loquat orchard, preserving a cherished Sicilian tradition with the prized Nespola Rossa del Giappone and Nespolone di Trabia varieties. The gardens also feature exotic palms from Australia, Florida, Madagascar, and Mexico, along with tropical flowers.

For an unforgettable experience, Property 10412 offers exclusive daily chartering of a RIB speedboat with a skipper service. Moored at the private marina opposite the villa, this high-performance vessel accommodates up to 22 guests, providing effortless access to Capo Zafferano, Cefalù, and the Aeolian

Islands. A rowing boat with an outboard engine, perfect for exploring secluded beaches, is also available. Please note that some of these services may incur an additional charge.

Main Villa:
The entrance hall warmly welcomes you into a spacious dining room featuring a piano and opening onto a stunning panoramic terrace, perfect for enjoying breathtaking views. The living room, elegantly furnished, is centred around a cosy fireplace, creating a warm and inviting atmosphere. A fully-equipped modern kitchen and a bathroom with a separate bathtub and shower complete the ground floor, ensuring both comfort and convenience.

Upstairs, you will find five beautifully appointed bedrooms: four double bedrooms with sea-view balconies and a twin room. One of the double bedrooms and the twin room share a bathroom with separate bathtub and shower, located right in front of the rooms, while the other three bedrooms have en-suite bathrooms (two with bathtub/shower and one with a shower only). A second kitchen and dining area open onto a terrace, alongside two roof gardens.

Cottage Glicine:
Tucked within the gardens, Cottage Glicine is a charming 60 square metre residence with two bedrooms, sleeping four guests. Its private garden and patio, shaded by a fragrant bay tree, create an intimate retreat. Inside, a dining area with a fully-equipped kitchenette leads to a living room with sofas and television. A twin room with garden views and an en-suite bathroom with shower completes the ground floor. Upstairs, a master bedroom with a sea-view en-suite bathroom with bathtub/shower provides a peaceful sanctuary.

Cottage Primula:
Enveloped by the loquat trees, Cottage Primula (70 square metres) accommodates four or six guests. Its private garden and patio, adorned with a Jacaranda tree and a pond, offer a serene outdoor haven. The master bedroom has an en-suite bathroom with a shower, while a second bedroom with twin beds and an additional bathroom with a shower ensure ample space and comfort. The spacious living room features a comfortable double sofa bed, dining area, and television, while the adjacent kitchen opens to the garden.

Cottage Agapanto:
Perched in an elevated position within the orchard, Cottage Agapanto is a secluded romantic retreat for two guests. Its private covered terrace enjoys stunning sea views and a dining area. Inside, the open-plan studio features a double bed, dining space, and en-suite bathroom with a shower. The kitchen, overlooking the terrace, is equipped with modern amenities, making it an ideal escape for couples or small families.

PHOTOS








































































