

Property 1651263773



Number of beds: 8
Bedrooms: 4

Private Beach Access
The villa also boasts direct access to the sea through a private walking path. Below the house there is a free beach, at 50 m there is an equipped solarium and at 100 m there is an equipped beach.

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

Dryer

Barbecue

Fireplace

Crib

Fibre Internet

Internet in the garden and common areas

The Villa is Less Than 15 km From a Golf Course
The villa is less than 20 km from I Monasteri Golf Club.

The maximum distance from the city centre is 1.5 km
The villa is located in Arenella, a seaside resort with small shops and restaurants.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions
4 Double bedrooms.King-size beds; mattress height: 35 cm.Rooms are about 35 sqm with en-suite bathroom.

Bath amenities
Initial supply.

Nearby
The villa is 100 m from a bar, 300 m from a restaurant, 700 m from a supermarket and 1 km from a pharmacy,

 Parking Space
Parking space for fours cars. Included in the rental price.

 Swimming Pool
11 x 4,50 m.Depth: 1,15 m.

 Heating
Convectors and fireplace. Included in the rental price.

High Chair

 Housekeeping
Daily housekeeping (from Monday to Sunday; includes bedrooms and bathrooms only). 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 Alana is 70 km from Catania-Fontanarossa Airport, 87 km from Comiso Airport, and 297 km from Palermo Falcone-Borsellino Airport. Syracuse is 11 km from the villa, Noto is 27 km, Palazzolo Acreide is 43 km, Marzamemi is 47 km, Modica is 65 km, Scicli is 71 km, Catania is 74 km, Marina di Ragusa is 90 km, Ragusa and Ragusa Ibla are 93 km, and Caltagirone is 111 km.

FEATURES

- 4 Double Bedrooms
- 4 En-Suite Bathrooms + 2 Guest Bathrooms
- Infinity Pool (Heated, On Request)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Room
- Outdoor Lounge Area
- Outdoor Dining Area with Barbecue
- Outdoor Shower
- Dishwasher
- Washing Machine and Dryer
- Private Parking
- Nespresso Coffee Machine
- Smart TV
- Microwave
- Toaster
- Photovoltaic System
- Electric Car Charging Station





DESCRIPTION

Property 1651263773 - ARENELLA

4 Bedrooms

Location and Surrounding Area
Offering a serene atmosphere, this modern 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 1651263773 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 kilometres from Noto, a spectacular Baroque city and an architectural paradise with one of the most beautiful historic centres 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 centre is a UNESCO-listed wonder, where black and white palazzi tower over sweeping Baroque piazzas.

The villa is a few kilometres from Scicli, the most authentic and relaxed of the Val di Noto's Baroque towns. Its relatively compact historic centre 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
Surrounded by the crystal-clear waters of the Ionian Sea, Property 1651263773 represents the perfect balance between Italian tradition and contemporary style, providing a unique retreat for those seeking privacy and relaxation in one of the most sought-after areas of Sicily. Boasting spectacular views of the Mediterranean Sea and an exclusive infinity pool, this modern newly-built villa can accommodate eight guests across four double bedrooms with en-suite bathrooms, spread over two floors.

Set within a garden overlooking the turquoise sea, this modern villa features an exclusive infinity pool (heated on request) and a paved poolside area furnished with comfortable sun loungers, inviting guests to unwind and relax. Offering a tranquil atmosphere, the outdoor space is an idyllic spot for sunbathing. The area also includes a cosy al fresco lounge and dining space with a barbecue. The villa further benefits from direct access to the sea via a private walking path.

Located in Arenella, near Syracuse, this contemporary property occupies an area of 400 square metres. Large windows create a bright and airy atmosphere dominated by light colours. The ground floor comprises a generous open-plan living and dining area, flooded with natural light, and a modern fully equipped kitchen with all the amenities needed for a comfortable stay. A guest bathroom is also located on this floor, while an additional bathroom with shower can be found near the pool.

This 400-square-metre villa features four suites with en-suite bathrooms and showers, spread over two floors. On the ground floor, Suite #1 overlooks the garden and the infinity pool. Measuring 45 square metres, it features a comfortable king-size bed and an en-suite bathroom with shower. A bed for an additional guest can be added on request. The suite also benefits from an outdoor space with two comfortable sun loungers.

The upper floor houses three bright and exceptionally comfortable suites. Suite #2, measuring 40 square metres, features expansive floor-to-ceiling windows and a large private terrace with stunning sea views. It includes a luxurious king-size bed and a modern en-suite bathroom with shower. Suite #3, 45 square metres, also overlooks the sparkling sea and includes a king-size bed and stylish en-suite bathroom with shower. A bed for an additional guest can be added on request for maximum flexibility.

Suite #4, also 45 square metres, overlooks both the glittering sea and the infinity pool. It features a king-size bed, which can easily be converted into twin beds on request, and a contemporary en-suite bathroom with shower. A bed for an extra guest can also be added on request to accommodate families or groups. In total, the villa comfortably accommodates eight guests in four elegant double bedrooms, with the possibility of three additional single beds across three of the suites if required.

Energy production is optimised through solar panels and hybrid inverters. The pool operates using almost exclusively renewable energy. It is equipped with heat pumps that utilise renewable energy to heat the water. While the system is designed to ensure a pleasant swimming experience, it should not be considered a thermal pool. The water temperature is typically 8–10°C above the average external temperature. Pool heating is usually available from mid-October to mid-May.

PHOTOS























































































