

Villa Lungomare

Region: Eastern Sicily **Sleeps: 10 - 18**

Overview

Nestled along the seaside among a luxuriant garden sits Villa Lungomare, a contemporary villa with panoramic sea views - it's the perfect place to call home during a visit to Sicily.

This villa can accommodate up to 18 guests spread over two villas, both of which overlook the water and the villa's large private swimming pool. It's an ideal spot for those travelling as a big group since each home is independent. There are nine bedrooms across each space, varying in size but all offering a spacious and airy place to get a restful slumber. As with the rest of the home the bedrooms have a contemporary finish with unique artwork, cushions and rugs, all giving a colourful finishing touch. There are 10 bathrooms in the villa, so don't worry about arguments over the shower in the morning!

Guests can all relax and put their feet up in the villas main living area, which boasts floor to ceiling windows and doors opening out to the balcony and also the private pool. This area has stunning vistas over the water. It's an idyllic place to relax or to have a film night. There's also a smaller living area upstairs, great for kids wanting to play or watch television.

The well-equipped kitchen has everything you could need to create a tasty feast, including a dishwasher, espresso machine, electric oven, electric and gas hob, ice maker, microwave, and toaster. Meals can be savoured on one of the dining tables, either in the kitchen or in the living area. There's also a large dining table outside so guests can dine al fresco and enjoy a meal together while sharing tales of the day.

The second home has a smaller open plan living, dining and kitchen area that is ideal for a small family or any guests seeking some independence. The small, but well-equipped kitchen has everything you need to cook up a feast. Quirky chairs add something special to this area while floor to ceiling doors and windows welcome in the sun and breeze - while giving direct access to the terrace and pool.

If you are a bit of a fitness fiend, you can continue your workout plan in the villa's fitness centre complete with a treadmill, cross-trainer and yoga ball.

As you take a step outside you will never want to leave; the sea breeze brushing past, the sound of the waves crashing below and the sun glistening



on the water and your private pool. Bliss! Relax outside on the sun loungers poolside, and take a dip when you heat up. If you want to seek respite from the sun, head to the covered gazebo or terrace and get comfy with a good book.

This villa is located in the quaint seaside resort of Marina di Modica, which is a 30-minute mostly flat walk (or a 10-minute drive) away. It's an area with a lot of untouched beauty, and it has yet to be taken over by tourists. Here guests will find restaurants, bars, ice cream parlours and supermarkets. Guests can also take a dip in the waters that the villa overlooks, or relax on the sandy shores. Nearby is the town of Modica (20km) and the city of Ragusa (36km).

Facilities

Wow Factor • Modern • Wellness • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • BBQ • Ground Floor Bed & Bath • Satellite TV • Gym/Fitness Room • Wine Cellar • DVD • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Tourist License Number: 19088006C215688

- 1) Main house (10 guests)
- 2) Main house + small house (18 guests)

Main House

Ground Floor

- Spacious and welcoming living and dining area
- Well-equipped kitchen with dishwasher, espresso machine, ice-maker and dining table for six guests
- Laundry room
- Two double bedrooms with en-suite bathrooms
- Access to terrace

First Floor

- Lounge
- Double bedroom with walk-in wardrobe
- Bathroom with shower
- Veranda

Second Floor

- Double bedroom
- Twin bedroom
- Guest bathroom with shower
- Small terrace

Small house

Ground Floor (accessible from outside)

- Double bedroom with en-suite bathroom
- Twin bedroom with en-suite bathroom
- Access to terrace

First Floor

- Open plan living, dining and kitchen area, featuring a well-equipped kitchen with dishwasher and espresso machine
- Double bedroom with en-suite bathroom with shower
- Twin bedroom



- Guest bathroom with shower
- Veranda

Outside Grounds

- Large private saltwater pool (15 x 8m with depth of 1.3-2.3m)
- Sun loungers and parasols
- Lawned areas
- Terrace with comfortable seating area and two dining tables (one to seat eight guests and the other to seat six guests)
- Fitness area with treadmill, cross-trainer and exercise ball
- Two outdoor bathrooms with showers
- Parking

Facilities

- Wi-fi
- Computer
- Satellite TV
- DVD player
- CD player
- iPod dock
- Heating
- A/C in all bedrooms
- Two washing machines
- Iron
- Safe
- Hairdryer
- Mosquito nets in the bedrooms
- High chair
- Two cots
- BBQ

Location & Local Information

Villa Lungomare is located sea front in a small seaside resort town on the Southern coast of Sicily, Marina di Modica. The villa is just a 30-minute mostly flat walk (or a 10-minute drive) from the villa, here you will find restaurants, bars, ice cream parlours, and supermarkets. It's a spot that is still somewhat untouched by tourists, so there's still a calming feel about the area. The beautiful bay that the villa looks over is just as welcoming up close, or stick to the sandy shores to top up your tan.

Pazallo, a small town, is also near the villa (9km). Here guests can find the closest railway station as well as stunning beaches that have received Blue Flag awards for being clean and safe.

Nearby is Modica (20km), which is known as one of Sicily's most atmospheric towns. Get lost in the labyrinth of piazzas, Baroque buildings and chocolate shops of this UNESCO-listed city. Explore the grand Baroque churches and cathedrals and be sure to treat yourselves to some chocolate.

Ragusa (36km) is a city and commune close by that offers the charm of a bigger town while still boasting picturesque lanes and buildings like a quaint village. It's a magnificent place to visit, whether you're wandering the alleyways aimlessly or visiting the cathedrals and museums it's a lovely place to explore. There's plenty of tasty restaurants and cafes to enjoy as well.

The villa is also near other towns that are must-visit day trips, such as Syracuse (71km), Etna (140km) and Taormina (178km).

Local Amenities

Nearest Airport	Catania (130km)
Nearest Airport 2	Palermo (350 km)
Nearest Town/City	Marina di Modica (2.4 km)
Nearest Train Station	Pazallo (9 km)
Nearest Beach	(30 m)
Nearest Restaurant	(2.4 km)



Nearest Tennis

(2 km)

What we love

- The spectacular view from the pool will never get old
- The character of this home is unforgettable, with each room having a quirky feature
- If you really want to make the most of your relaxing holiday, why not book some beauty treatments?

What you should know...

- The small house is not accessible when minimum occupancy is booked.
- As the villa sits on a hill, walking anywhere requires going up and downhill.
- There are stairs between the villa, garden and pool.
- Heating is available at an additional cost.
- 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 that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- Security deposit: €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 9.00 p.m. Extra €50 for late arrivals (if agreed), payable locally.
- Departure time: 8.00 a.m. - 10.00 a.m.
- End of stay cleaning included?: Yes. However, 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.
- Linen & towels included?: Yes, including pool towels. Linen is changed mid-week and all towels are changed twice per week.
- Energy costs included?: Yes, and air conditioning is included.
- Heating costs included?: Extra cost, payable locally based on consumption.
- Minimum stay: 5 nights.
- Changeover day: 2023 - Flexible 2024 - Saturday from mid-June - end-August. Flexible during all other periods.
- Smoking Allowed?: Outside only.
- Pets welcome?: Not allowed.
- Internet access?: Wi-Fi internet access included.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- 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.
- Pool opening dates?: The pool is open approximately April to end-October. 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.
- Other Ts and Cs: When minimum occupancy is booked, the small house will not be accessible.
- Other Ts and Cs: There are 15 air-conditioning units at this property.
- Other Ts and Cs: 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.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.