

# Casa Ginepro

Region: Eastern Sicily Sleeps: 6 - 8

---

## Overview

Nestled in a seaside resort in south-eastern Sicily, this home is only a moments walk away from one of the island's most popular sandy beaches. Grab a cocktail from one of the summer beach bars or relax with your favourite book on a sunbed. With the Mediterranean sea at your doorstep and blissful views of the shore, you will want your holiday at Casa Ginepro to last forever.

There is an authentic Sicilian feel throughout the interior of this home. The main living area is open plan, which ties the stylish décor of each room together in harmony. Ornate tiles give the kitchen charm, complemented by the intricately patterned wallpaper in the living room. A gorgeous wooden table acts as a centrepiece where families and friends can gather together to enjoy a delicious meal. Large windows brighten up each room with sunlight, while fashionable ornaments and cool artwork add to the overall look.

Casa Ginepro is equipped with everything you need to enjoy the warm Italian sunshine. On the rooftop terrace, you can choose to soak up the rays on the sunbeds or sit on the comfortable furniture in the shade – all while taking in the panoramic views of the sea. You can also admire these views from the inviting swimming pool and pretty garden that's filled with colourful foliage and bright green grass. The ground floor terrace is located right next to the kitchen, which makes it easy to enjoy meals with loved ones *al fresco*.

This beautiful home is situated in a seaside resort, which features a stunning beach that's famous for its calming waves and picturesque sand. A short walk through the villa's back gate will take you to the beautiful Mediterranean sea. When you aren't making the most of the seaside, there are a couple of bars dotted across the coast where you can grab an evening drink. For something to eat, head to one of the local restaurants that serve local delicacies.

Despite being part of Italy, Sicily is unique to the rest of the country. The landscape varies all over, with awesome mountainsides, beautiful beaches and an array of historical sites. Centuries-old towns and villages are found all over the island, discover its rich history by visiting the different sites including Syracuse, Noto and Modica all nearby. Mouthwatering Mediterranean cuisine, delicious wine and awe-inspiring views are just some of the reasons this region is a great holiday location.



## Facilities

Modern • 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 • Wine Cellar • Heating  
• Cot(s) • High Chair(s) • Beachfront • Watersports • Walking/Hiking Paths  
• Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes  
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

*Tourist License Number: 19089013C211555*

**1) 8 guests - 4 bedrooms, 4 bathrooms**

**2) 6 guests - 3 bedrooms, 3 bathrooms**

## **Villa Interiors (140m2)**

### *Ground Floor*

- Open-plan living/dining room with comfortable sofa, TV and dining area
- Open-plan fully-equipped kitchen with oven (electric), hob (gas), freezer, two fridges, mixer, microwave, kettle, toaster, dishwasher, filter coffee machine and espresso machine
- Bedroom with super king size bed (180cm x 210cm) and ensuite bathroom containing shower and WC
- Double bedroom with en suite containing shower and WC
- Twin bedroom (90cm x 200cm)
- Bathroom with shower

### *First Floor (accessed via outdoor steps)*

- Double bedroom with ensuite bathroom containing shower and WC, terrace

## **Outside Grounds**

- Private swimming pool (3m x 5m, depth: 1.3m) with hot tub feature
- Sun loungers and parasols
- Garden (1000m2)
- Veranda with dining area
- Comfortable garden furniture
- Barbecue and worktops for preparing meals
- Outdoor shower

## **Facilities**

- Wi-Fi
- Air-conditioning (5 units)
- iPod docking station
- Three TVs and satellite receiver
- Three mosquito nets
- Hairdryer
- Safe
- Iron
- Washing machine

## Location & Local Information

You'll find this gorgeous home nestled in a popular seaside resort with a bustling sandy beach as well as rocky shores. The back gate conveniently leads you toward the turquoise sea (100m), so you can take a quick dip anytime you please. Its clear waters make the perfect spot for snorkelling, and many fascinating sea-creatures make it their home. There are also a couple of beach bars where you can chill out with a drink while listening to the waves.

For a change of scenery, check out the pretty village of Marzamemi. Restaurants and bars are sprinkled amongst old architecture, filling the cobbled streets with wafts of Mediterranean cuisine. The main hotspot is the Piazza Regina Margherita, where you can indulge in some food or drink *al fresco*. For a glimpse of Sicily's rich history, wander around the old centre of the village. Keep an eye out for the Church of San Francesco di Paola and the Prince's Pallazo Tonnara. There is also an opportunity to do some diving and a magnificent harbour to admire.

Another place worth visiting is the Vendicari Nature Reserve. Active groups will love the different hiking trails that take you across the landscape to amazing viewpoints and incredible historical sites. With over 1,500 hectares of protected land, nature is unspoilt and perfect. Even the beaches boast unpolluted waters and fine golden sands. Many different birds pass through the reserve during migration season, so keep your eyes peeled for flamingos, herons, dunlins and stalks.

The UNESCO world heritage site of Ortigia, an island connected to the historic city of Syracuse, can be reached within an hour. The historic and characterful towns of Noto, Ragusa and Modica are all wonderful places to visit for the day.

Even if you've already experienced Italy, Sicily has its own identity that makes it a must-visit. The island is blessed with miles upon miles of blissful coastline made up of rocky shores and cute beaches. Sicilian cuisine is especially unique, with hints of the different cultures that have existed on the island. Many dishes have French, Greek, Spanish and Arab influences, depending on which part of the island you visit. With vibrant historical towns to explore and delicious wine to taste, this region is an incredible place to visit.



## Local Amenities

Nearest Airport

**Comiso  
(83km)**

Nearest Airport 2	<b>Catania (100km)</b>
Nearest Train Station	<b>(40km)</b>
Nearest Beach	<b>(100m)</b>
Nearest Village	<b>Marzamemi (3km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Supermarket	<b>(700m)</b>
Nearest Golf	<b>Floridia (35km)</b>
Nearest Tennis	<b>(20km)</b>

## What we love

- If you like spending time in the sun, this home has a large garden, a gorgeous swimming pool and lots of comfortable outdoor furniture
- Admire breathtaking views of the shore while sunbathing on the villa's exclusive rooftop terrace
- Situated just 100m from the Mediterranean sea, you can enjoy a morning swim in the water before eating breakfast on the terrace
- Syracuse can easily be reached within an hour with the historic Sicilian towns of Noto and Modica even closer

## What you should know...

- Please note that only the 8 person prices include the rental of the entire villa, please see the 'Features' tab for full details
- The swimming pool has a hot tub feature (this is not separate from the pool)
- There are five air-conditioning units in total
- Please note, we also offer four similar villas in the same resort: [Casa Basilico](#), [Casa Citronella](#), [Casa Maggiorana](#) and [Casa Zafferano](#) (together, these could also accommodate larger parties)
- 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: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 5.00 p.m. - 9.00 p.m. (late arrivals between 9:00 p.m. and 12:00 a.m. will be charged €50, paid locally).
- Departure time: 8.00 a.m. - 10.00 a.m. (departures before 8:00 a.m. will be charged €50, paid locally).
- Energy costs included?: Included up to 300 kWh per week. Extra consumption fee of €0.60 per kWh (paid locally).
- Heating costs included?: Included up to 300 kWh per week. Extra consumption fee of €0.60 per kWh (paid locally).
- Linen & towels included?: Yes, plus mid-week towel change.
- Pool towels included?: Yes.
- 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.
- Changeover day: Saturday approximately end-June to beginning-September. Flexible during all other periods.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Internet access?: Wi-Fi internet access included.
- Tax: Italian Visitors Tax payable locally (typically costs approximately between €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, personal liability and any accidental damage caused during their stay.
- Pool opening dates?: 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: This property has 5 air-conditioning units.
- Other Ts and Cs: Please note that only the 8 person prices include the rental of the entire villa, please see the 'Features' tab for full details.
- 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.