

# Casa Maggiorana

Region: Sicily Sleeps: 4

## Overview

Beach lovers, look no further! This beautiful villa is nestled in the heart of the seaside resort San Lorenzo, just 100m from the clear blue waters of the Mediterranean sea. It's also only a short walk to the nearest sandy beach, which has soft sand and turquoise waters. You can admire the panoramic views of the shore from the exclusive rooftop jacuzzi or listen to the soothing waves while swimming in the pool.

This casa is ideal for guests who enjoy spending time out in the sun. The large garden is filled with stunning flowers and a nice green space for sunbathing. Enjoy a meal al fresco with loved ones under the terrace while indulging in a glass of wine or beer. The villa's inviting pool is perfect for an afternoon dip and the stunning rooftop jacuzzi is amazing during the cooler evenings. Both the pool and jacuzzi can be heated on request – great for a winter visit.

Fashionable Italian ornaments and edgy art pieces give this casa character while cozy furnishings give it a 'home away from home' feeling. With a stylish en-suite for both bedrooms, you'll certainly feel comfortable during your stay. The living room acts as an additional bedroom, with a snug double sofa bed and TV. Love cooking? The kitchen is fully stocked with modern appliances, so you can create a tasty meal for all your friends or family.

Casa Maggiorana is situated on Sicily's picturesque coastline, in the wonderful seaside resort San Lorenzo. With the sea on your doorstep and a beautiful sandy beach within walking distance, this location is ideal for visitors who want a seaside getaway. There are a variety of bars and restaurants nearby the villa, where you can taste some delicious wine and local dishes such as sfincione, pesto and cassata.

Noto, Modica, Ragusa and Syracuse are all a short drive away, making this villa the perfect base to explore the superb eastern part of Sicily.

*Please note, we also offer three similar villas in the same resort: [Casa Ginepro](#), [Casa Basilico](#), [Casa Zafferano](#) and [Casa Citronella](#) (together, these could also accommodate larger parties).*



## Facilities

Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Internet • Air-Con • Hot Tub • Walk to  
Beach • BBQ • Ground Floor Bed & Bath • Heating • Cot(s) • Watersports  
• Golf Nearby • Tennis Nearby • Horse Riding • Fishing • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •  
Historical Sites

# Interior & Grounds

## Villa Interiors (80m2)

### Ground Floor

- Fully-stocked kitchen with oven (electric), hob (gas), two fridges, freezer, dishwasher, kettle, toaster, microwave, mixer, black coffee percolator and espresso machine
- Living room with double sofa bed and TV
- Bathroom with shower
- Bedroom 1 with double bed and en suite containing shower and WC
- Bedroom 2 with double bed and en suite containing shower and WC

### Outside Grounds

- Private heated pool (5m x 3m, depth 1.2m)
- Rooftop sun terrace with heated circular jacuzzi (2m2, depth 0.7m)
- Garden (1000m2)
- Garden furniture such as sunbeds, chairs and beach umbrella
- Veranda with al fresco dining area
- Outdoor shower
- Barbecue
- Private parking

### Facilities

- Wi-Fi
- Air conditioning and heating in some rooms
- iPod docking station
- Three mosquito nets, one for each bed (including sofa bed)
- Three satellite TVs
- Welcome basket filled with breakfast goodies
- Hairdryer
- Iron
- Safe
- Washing machine



## Location & Local Information

Tucked away in the seaside resort of San Lorenzo, this home is only a short walk away from beautiful beaches and the Mediterranean sea. Take a short walk to the nearest beach, whether you prefer it rocky or golden sandy. When you aren't enjoying the seaside, there are numerous beach bars and restaurants to visit where you can get a true glimpse of the Sicilian culture.

Marzamemi is a quaint seaside village filled with things to see and do. In the south of the village there is a cute fishing harbour, where colourful boats sit peacefully on the water. The village's old centre was built in the mid-18<sup>th</sup> century and some of the original structures still remain. The Prince's palazzo Tonnara and the Church of Dan Francesco di Paola are two historical sites worth visiting. If you fancy something to eat or drink, head to the Piazza Regina Margherita where you'll find a variety of bars and restaurants.

Visit the Vendicari Nature Reserve for a fantastic day out. The reserve stretches over 1,500 hectares and is filled with various wildlife. Flamingoes and grey herons are just some of the birds that pass through the marshes. Archaeological remains are spread across the reserve, with sites giving visitors a real insight into local history. The protected area is also home to five unpolluted, especially clean beaches known for their fine sands and clear waters.

Casa Maggiorana's location also makes it a great base for exploring a plethora of unmissable towns and cities such as Noto, Modica and Ragusa as well as Syracuse and Ortigia.

Although it's part of Italy, Sicily has its own personality that sets it apart from the rest of the country. With thousands of kilometres of coastline, the island boasts breathtaking beaches and unique little alcoves – just waiting to be explored. Sicily is famous for its delicious wine and cuisine, which is a unique blend of Mediterranean with hints of Spain and the middle-east. White-washed towns, historical sites and tasty food make this region a great place to holiday.

## Local Amenities

|                   |                            |
|-------------------|----------------------------|
| Nearest Airport   | <b>Comiso<br/>(83km)</b>   |
| Nearest Airport 2 | <b>Catania<br/>(100km)</b> |
| Nearest Village   | <b>Marzamemi<br/>(3km)</b> |



|                       |                                      |
|-----------------------|--------------------------------------|
| Nearest Shop          | <b>Delicatessen<br/>(700m)</b>       |
| Nearest Beach         | <b>(100m)</b>                        |
| Nearest Town/City     | <b>Noto/Syracuse<br/>(20km/40km)</b> |
| Nearest Tennis        | <b>(20km)</b>                        |
| Nearest Golf          | <b>Florida<br/>(35km)</b>            |
| Nearest Supermarket   | <b>Marzamemi<br/>(3km)</b>           |
| Nearest Restaurant    | <b>Marzamemi<br/>(3km)</b>           |
| Nearest Train Station | <b>Syracuse<br/>(40km)</b>           |
| Nearest Ferry port    | <b>Syracuse<br/>(40km)</b>           |

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4 pm to 9 pm. Late arrivals are subject to a €50 fee.
- Departure time: 8 am to 10 am. Early departures are subject to a €50 fee.
- Energy costs included?: Included up to 300kWh, extra consumption fee is €0.40 per kWh, payable locally.
- Heating costs included?: Included up to 300kWh, extra consumption fee is €0.40 per kWh, payable locally.
- 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 (linen changed weekly, bath towels change mid-week).
- Pool towels included?: Yes, changed mid-week.
- Changeover day: Flexible.
- Minimum stay: 4 nights.
- Pool heating charge?: Included up to 300kw/h. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: The pool and the hot-tub are open all year round. 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.
- Smoking Allowed?: Outside only.
- Pets welcome?: No.
- Internet access?: Wi-Fi connection included.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.