

# Villa Madrebella

**Region:** ITALY

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 4

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## Overview

The fabulous seafront location along Sicily's south-east coast of this immaculate contemporary villa with heatable salt-water pool and hydro-massage corner makes it a very appealing choice for a care-free, luxurious beach holiday, a few steps away from the beach and close to the baroque towns of Noto and Ragusa Ibla.

## Description

Noto (South East): The stunning seafront location of this luxury villa means guests will enjoy a relaxing Sicilian holiday in Marina di Noto, steps away from the beach and near Noto historic centre.

This is an exclusive seafront property in Marina di Noto. Set in a fabulous position along Sicily's south-east coast, this contemporary villa is a few kilometres from Noto's historic centre and the Vendicaris nature reserve. Surrounded by a small garden and spacious terraces, this property offers a heatable salt-water swimming pool. Spread over two floors, its cosy interiors feature large glass windows overlooking the sea and include a spacious living room, a kitchen and four double bedrooms with en suite shower and seafront terrace. The villa comes with all mod cons, such as air conditioning and heating in every room, washer-dryer, dishwasher, Nespresso coffee machine, electric oven and microwave. The villa enjoys a convenient location with the most beautiful baroque towns of the Noto Valley, the seaside resorts of Marzamemi and Portopalo di Capo Passero, but also with Syracuse, Catania and Taormina that can be easily reached by car.

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## Layout

ACCOMMODATION

(160 sqm)

### Ground Floor

Open-plan large living area with lounge/dining area/ kitchen/ breakfast area, TV, floor-to-ceiling doors to terrace, sea views.

Bedroom 1: Double room, ensuite shower room.

### First Floor

Bedroom 2: Double room, ensuite shower room.

Bedroom 3: Double room, ensuite shower room.

Bedroom 4: Double room, ensuite shower room.

### OUTSIDE

200 m<sup>2</sup> or private terraced grounds comprising garden, open covered terraces with al fresco dining facilities, BBQ.

Private

heatable 17m x 3.50m salt-water pool (depth: 1.20m;

Roman steps; hydro-massage

corner; open all year round), outdoor shower, sun terrace with sun loungers.

Private parking within the grounds.

## More Info

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Heatable Pool
- Sea View
- Private Pool

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## LOCAL AREA

Airport (Catania) 85 km.

Airport (Comiso) 85 km.

Airport (Palermo) 315 km.

Airport (Trapani) 390 km.

Railway station (Rosolini) 20 km.

Sandy beach 20 metres.

Rocky beach 50 metres.

Delicatessen 600 metres.

Restaurant 100 metres.

Noto (shops, Monday weekly market, historic centre): 7 km.

Fashion Outlet (Agira) 140 km.

Golf (Floridia) 32 km.

Tennis court (Pachino) 30 km.

Horse riding (Portopalo di Capo Passero) 25 km.

Diving (Marzamemi) 20 km.

Harbour (Catania) 90 km.

Marzamemi 21 km.

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Syracuse 38 km.

Catania 90 km.

Taormina 145 km.

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## Location



### DISTANCES:

Beach: 400 metres.

Restaurant: 400 metres.

Shop: 5 km.

Kanica town centre: 400 metres.

Rogoznica: 10 km.

Trogir: 20 km.

Split Airport: 30 km.

Split ferry port: 40 km.

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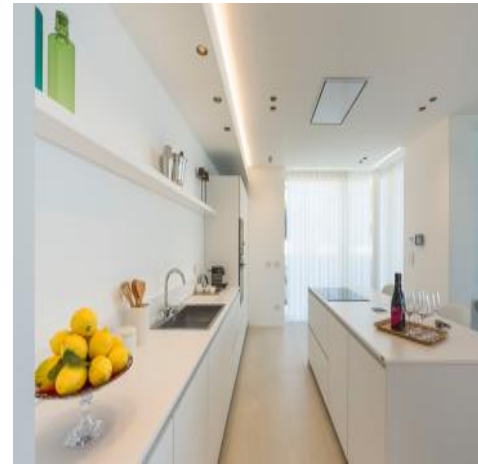
## Photos



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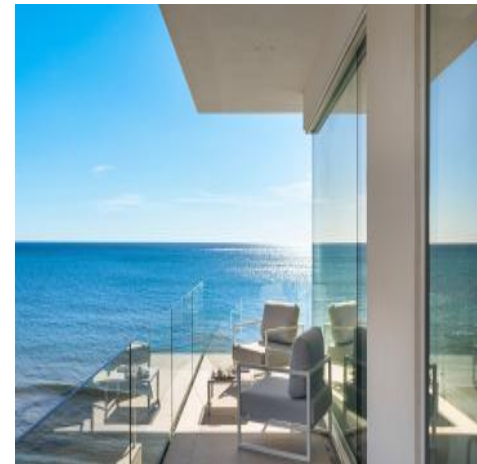
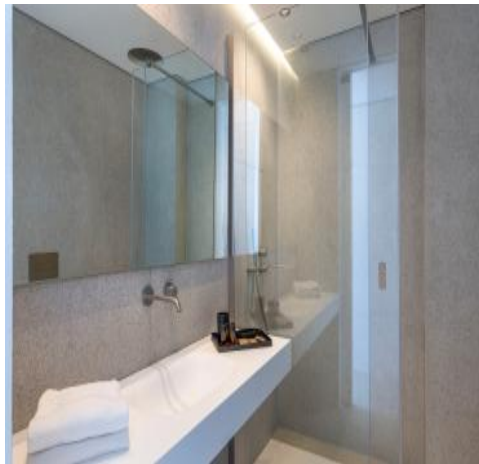


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