



## VILLA ANNA

Italy | Sicily | Syrakus

Newly built luxury villa in panoramic setting with heated pool and service near Syracuse  
12 persons | 6 bedrooms | from 1.200 to 2.000 EUR / day

6 to 12 persons - 400 sqm living area - 3,000 sqm garden - heated salt water pool (5 x 10 m, 1.40m deep) - various furnished terrace areas and balconies - outdoor kitchen with barbecue - air conditioning - WiFi

### Main villa:

Ground floor/pool level: 1 large living area with seating area, dining room, open fully equipped kitchen with cooking island - 1 bathroom with shower/WC - 1 changing room - laundry room.

Upper floor: 1 double room with king size bed and shower/WC en-suite - 1 double room - 1 twin room with bunk beds - 1 bathroom with shower/WC - 1 large balcony

Basement (accessible from outside): 1 living/dining room with sofa bed and kitchenette - 1 double bedroom - 1 bathroom with shower/WC - covered terrace.

2 annexes: each with 1 double room with king size bed, bathroom with shower/WC, minibar and terrace



## DOMIZILE REISEN

Luxury Villa Anna is located in the heart of Plemmirio marine reserve, just a few kilometers from the historic center of Syracuse. Set in a panoramic position, the villa offers splendid views of the sea, which can be enjoyed in total relaxation from its beautiful pool with sun terrace, its equipped terraces and garden. Villa Anna was newly built in 2022 in contemporary style. With a living area of 400 sqm, the villa impresses with its spacious room layout with bright, modern and spacious interiors. It consists of a main house and two inviting annexes. The main villa includes a living area with a large living room with TV, a dining area, a kitchen and a bathroom on the ground floor/pool level. Upstairs there is a master bedroom with private bathroom, a double bedroom, a small twin bedroom with bunk beds and another bathroom. The basement (garden level) is independent from the rest of the house and accessible only from outside. Here there is a living area with dining room and kitchenette, a double bedroom and a bathroom. The two annexes each host another double room with terrace, minibar and private bathroom. The fully air-conditioned villa is equipped with Wi-Fi, safe, 2 dishwashers, washer/dryer and outdoor kitchen. The exclusive salt water swimming pool (chlorine free) can be heated on request. From the villa, which is only a few hundred meters from the cliffs and the splendid sea of the Plemmirio marine reserve, you can quickly reach the atmospheric historic center of Ortigia in a few minutes by car. Also the baroque towns of the Noto Valley, the nature reserves of Cavagrande del Cassibile and Vendicari, as well as Catania, Etna and Taormina can be visited from the villa.

### AT A GLANCE

detached location  
baby bed/cot: 2  
oven  
Heatable pool  
electric iron  
fenced property  
espresso coffee machine  
hair dryer  
Gefrierschrank  
dishwasher  
BBQ  
pets: NOT allowed  
heating

coffee machine  
highchair: 2  
air condition  
sea view  
microwave  
mosquito nets  
private pool  
safe box  
SAT/cable-TV  
close to the beach  
TV-Flatscreen  
tumble dryer  
washing machine

### ACTIVITIES

biking  
boat/yacht chartering  
fishing  
golfing  
Hobiecat segeln  
Jet Skis  
kayaking  
Kite-Surfing  
cooking classes  
Quad biking  
snorkeling  
sailing  
Stand-Up-Paddling  
wind surfing  
scuba diving  
trekking  
waterskiing  
wine tasting classes





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