



Villa Livia

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Overview

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Villa Livia accommodates up to 12 guests across six king bedrooms, each with a private or en-suite bathroom. Two bedrooms are located on the ground floor, one with sea views and an en-suite shower room, and the other with its own bathroom and a Smart TV with Netflix. The remaining four bedrooms are on the first floor, all with king-size beds and access to a shared balcony. These rooms enjoy varying views across the sea, gardens and swimming pool, and three have Smart TVs with Netflix. All bedrooms are air conditioned, providing comfort throughout the warmer months. The main living area is open plan, with designer sofas, a suspended fireplace and a state-of-the-art entertainment system. The kitchen is finished in striking dark-veined marble and features a generous island, while the dining area can seat up to 12 guests at the main table, making it well suited to shared meals and entertaining. A dedicated laundry area adds practical convenience.

Outside, the villa sits within approximately 2,500 square metres of private gardens, planted with olive and citrus

trees, palms and flowering Mediterranean shrubs. The raised, freeform swimming pool measures 15m by 7m and is surrounded by a gently sloping lawn, mature trees and coral-coloured parasols. Several furnished terraces provide different places to relax and enjoy the views, while a vine-covered pergola shelters the outdoor dining area, complete with a charcoal barbecue. The combination of generous garden space, secluded seating areas and far-reaching sea views creates an inviting setting for spending time outdoors. Further amenities include Wi-Fi, air conditioning throughout, Nespresso and moka coffee makers, an upright piano, two baby cots and highchairs, and private parking for up to four cars behind an electronic gate.

Villa Livia is ideally positioned for discovering the towns, beaches and cultural attractions of northern Sicily. Capo d'Orlando, around 6km away, offers a harbour, restaurants and a relaxed local atmosphere, while Cefalù is a rewarding destination for its Norman cathedral, historic streets and attractive seafront. Milazzo provides ferry connections to the Aeolian Islands, where guests can explore volcanic landscapes, charming villages and clear coastal waters; private boat trips can also be arranged. For longer excursions, both Palermo and Taormina are approximately 90 minutes away by car, offering a wealth of history, architecture, shops and restaurants.

Ground Floor:

King bedroom (bed size 180x200cm) with sea view, en-suite bathroom with shower.

King bedroom (bed size 180x200cm), private bathroom with shower, Smart TV/

First Floor:

King bedroom (bed size 180x200cm), en-suite bathroom with shower, shared balcony, Smart TV.

King bedroom (bed size 180x200cm) with sea and garden view, en-suite bathroom with shower, shared balcony.

King bedroom (bed size 180x200cm) with sea, garden, and pool view, ensuite bathroom with shower, shared balcony

King bedroom (bed size 180x200cm) with garden and pool view, en-suite bathroom with shower, shared balcony, Smart TV.

Amenities

- ✓ Six Bedrooms
- ✓ Six Bathrooms
- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Swimming Pool
- ✓ Sun Loungers
- ✓ Outdoor Furniture
- ✓ Al fresco dining
- ✓ Barbecue
- ✓ Full Kitchen
- ✓ Lounge & Dining Room

- ✓ Fireplace
 - ✓ Piano
 - ✓ Smart TV
 - ✓ Washer
 - ✓ Wi-Fi
 - ✓ Parking
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Inclusions

Pool & Beach

- ✓ 10 minute drive to the beach
- ✓ Private Pool

Inclusions

- ✓ Full gardening and pool cleaning service
 - ✓ Pool towels
 - ✓ All utilities
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Villa Pictures













