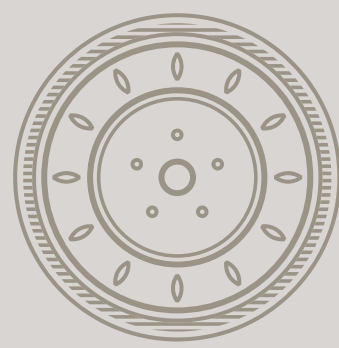




SCORZAMARA

PRIVATE VILLA

SICILY



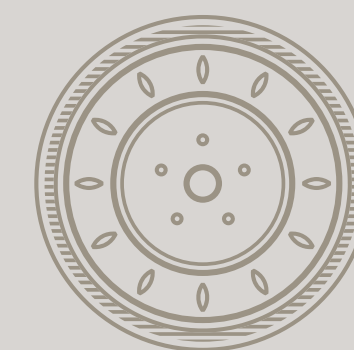
At the foot of **Mount Etna**, where the land breathes light and silence, Villa Scorzamara unfolds.

Three hectares of authentic nature surround the property, two of which are devoted to avocado groves that shape the landscape with soft, Mediterranean geometries.

Here, the **Sicilian countryside** embraces the residence in a rare sense of tranquility, while the gaze rests on the majestic silhouette of the volcano—alive, solemn, and ever-present.

Two architectural structures engage in a harmonious dialogue with the surrounding environment, set within more than **3,000 square meters of private gardens**—spaces designed to preserve intimacy, offer comfort, and blend seamlessly with the natural beauty that surrounds them.

At Villa Scorzamara, hospitality is more than a welcome.
It is an experience, a landscape, an emotion.



SCORZAMARA

PRIVATE VILLA

The main building, the ancient noble residence, unfolds across three levels and preserves historical elements of remarkable value, such as the historic palmento dating back to 1892, now perfectly integrated into the architectural journey of the villa.

NATURE, MEMORY, HOSPITALITY



GROUND FLOOR

The entrance opens directly into the historic palmento, the true symbolic heart of the property. Also located on the ground floor are:

- a **bar lounge area**, featuring a piano and direct views over the swimming pool and Mount Etna
- a **reception / workspace lounge**
- a **first bedroom** arranged on two levels, with a mezzanine and an exclusive view overlooking the palmento
- a spacious **dining room** with an imperial table seating up to 20 guests, framed by large panoramic windows overlooking the garden

The food & beverage area is designed for professional use and includes:

- a pre-kitchen service area equipped with a refrigerator, drinking water dispenser, and coffee station
- a fully equipped kitchen with two ovens (one of which is a combi oven), a six-burner induction cooktop, and a service bathroom
- a dedicated catering area, ideal for private events, fitted with a double-door refrigerator, industrial freezer, professional sink, ice machine, and glass washer.





LIVING & SICILY

FIRST FLOOR

The first floor features:

- a **relaxation area** equipped with a minibar, kettle, and tea set
- **four King-size double bedrooms**, each with a private bathroom and panoramic terraces or balconies overlooking Mount Etna, the swimming pool, or the sea.





LIVING & SICILY

SECOND FLOOR

The second floor features:

- **four double or twin bedrooms**, each with a private bathroom
- a shared **relaxation lounge** equipped with a 50" television

All rooms are equipped with:

- 40" television
- air conditioning
- dedicated Wi-Fi
- in-room safe
- designer lighting
- complete courtesy amenities.





The villa represents an exclusive setting for luxury stays, private events, corporate retreats, and high-end hospitality, where history, nature, and modern comfort coexist in perfect harmony.

Land area:

3 hectares, of which 2 hectares are cultivated with avocado trees

Villa surface area:

628 sqm

Dependance surface area:

77 sqm

Private garden:

over 5,000 sqm

Accommodation capacity:

up to 22 guests (configurable)

Bedrooms in the villa:

9 bedrooms within the villa, each with a private bathroom

Dependance:

1 independent guesthouse with private entrance, featuring a double bedroom with canopy bed, a living area with sofa bed, and a private garden of 60 sqm

Kitchens:

main professional kitchen
fully equipped catering area

Outdoor Spaces

Infinity swimming pool (20 × 8 meters), with dedicated bathrooms and showers
Solarium area with King-size reclining sun loungers
Communal dining table seating up to 20 guests

In-Room Amenities

Independent air conditioning and heating
In-room Wi-Fi
Bed linens
Towels, bathrobes, and slippers
Pool towels and flip-flops
In-room safe
4K Ultra HD television
Hairdryer
Optional baby crib

Villa Facilities

The villa is equipped with:
Outdoor video surveillance system
Security alarm system
Photovoltaic system with battery storage
Solar thermal system
Backup generator
Large private parking area
Electric vehicle charging station
Barbecue area
Laundry room with washing machine and dryer
Wine cellar with a curated wine selection
Elevator
Wi-Fi throughout the property.

On two hectares of well-drained, sun-exposed land, **we cultivate avocados** where the thermal variation between day and night encourages slow and gradual ripening.

The fruit is hand-harvested at the optimal stage of firmness and dry-matter content, ensuring a creamy texture, a clean aromatic profile, and a naturally balanced flavor.

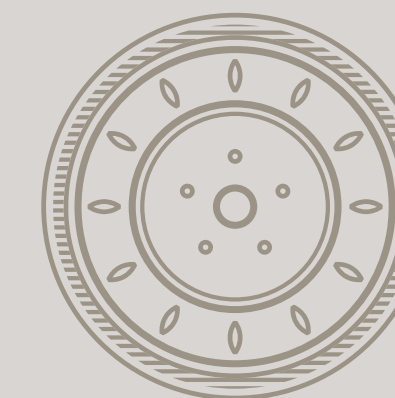
A careful production rooted in an authentic territory, dedicated to quality under the watchful presence of Mount Etna.





DISTANCE

- Taormina**
15 minutes
- Aci Trezza**
35 minutes
- Catania**
30 minutes
- Airport**
40 minutes
- Siracusa**
1 hour and 10 minutes



SCORZAMARA

PRIVATE VILLA

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