SANTA VENERINA, SICILY

THINK EXQUISITE

ROCCA DELLE TRE CONTRADE

Rocca delle Tre Contrade occupies a stunningly panoramic position atop its own hill on Sicily's east coast. Uninterrupted 360-degree views take in the sparkling Ionian Sea to one side, the fertile flanks and lava peak of Mount Etna to the other. The views of this former aristocratic estate are further enhanced by the intense greens and citrus flashes of the villa's grounds, which feature lemon groves, fruit orchards and vegetable gardens. The magnificence of Mother Nature is rivalled only by the spectacular south-facing 25-metre heatable infinity pool, the like of which we have never seen, and the delightful internal areas, which have been renovated and refurbished to exactingly high standards.

The Lodge, a charming, luxuriously refurbished farmhouse situated in a privileged, elevated position within the grounds, is available on request at an extra cost. With three additional, elegantly finished en-suite bedrooms that mirror the refined yet informal overall style of the main villa, it increases the full capacity of the property to 30 guests.

Unique experiences at Rocca delle Tre Contrade

PRICES, AVAILABILITY AND BOOKING →

Service

Full team of staff including cook

Features

Fully staffed, immaculate service
Acclaimed chef service for three meals a day
Luxuriously appointed interiors
An abundance of space inside and out
Stunning heatable infinity pool
Full size private clay tennis court
Well-equipped gym and hammam
Superb 360-degree sea and Etna views
Sustainable practices, renewable energy

Nearby

Beaches
Mount Etna
Taormina
Catania
18-hole golf course





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ABOUT THE VILLA

24 GUESTS **12 BEDROOMS** **12 BATHROOMS**

Inside: Accommodation at Rocca delle Tre Contrade is spread over three floors of a central main house, an interconnecting wing and a separate guesthouse, The Lodge.

Furnishings throughout have been chosen with quality, comfort and aesthetic appeal in mind, and an elegant blend of authentic antique pieces, reclaimed furniture and original features hint at the villa's mid-19th century noble origins. Calming colours and tasteful original art throughout are easy on the eye, while generously cushioned armchairs and sofas and king and queen-size beds ensure ample possibilities for repose and relaxation.

The main house and the interconnecting wing

The main house and the interconnecting wing at Rocca delle Tre Contrade boast 12 beautifully appointed bedrooms, each with its own sumptuous and spacious en-suite bathroom featuring top-spec fittings, and marble and lava stone basins, showers and splashbacks. Three of the bathrooms feature stand-alone cast iron tubs.

Main house ground floor

From the impressive sea facing portico one accesses a series of generously proportioned, luminous living areas with two grand open fireplaces. These splendid spaces are connected by wide lava stone arches and topped by perfectly restored, whitewashed double barrel vaulted ceilings. This forms the perfect backdrop for the owners' collection of vintage pieces and objects and art by local artists and artisans, as well as a vast selection of art books. The layered interiors reflect the eclectic travels and inspirations of the owners, combining refinement and informality with effortless elegance and a sense of home.

The various sitting areas open out onto the surrounding lawns and terraces, including a vast, glass-covered al fresco dining area, which takes in both the morning sunrise across the sea and the spectacular sunset behind Mount Etna. Back inside, the living area is adorned with roomy, wonderfully comfortable sofas and sink-in armchairs draped in Belgian linen. Scattered rugs and atmospheric lighting further enhance this most sociable space, as do a mezzanine library and a cosy snug with a 75” smart TV.

The grand ground floor flows around an internal stairwell to the superbly equipped house kitchen - always open to the curious guest - and the voluminous dining room, which has won an architecture award for its subtle combination of modern design (such as polished concrete floors and glass walls) and restored original features.

Main house first floor

The first floor of the main house is accessed via an impressive hallway and stone staircase situated centrally between the kitchen and the living areas. The four principal corner rooms on this level boast double-height vaulted ceilings, breathtaking views, and French doors accessing private terraces and balconies. Each room is furnished with antique or vintage pieces and artwork from the owner’s collection.

• Taormina: a deluxe principal corner bedroom with a king size double-twin bed, double-height vaulted ceilings, French doors opening out onto a shared east-facing terrace (morning sun), stunning sea views, a built-in wardrobe, a sitting area, a chest of drawers, a writing table, and a wonderfully spacious and luxuriously finished marble-clad en-suite bathroom with French doors, double sinks, a cast-iron tub and a separate walk-in shower. (Size: 46 sq.m. / 495 sq.ft / king bed 200cm/79").

• Timpa: a deluxe principal corner bedroom with a king size double-twin bed, double-height vaulted ceilings, French doors opening out onto a shared east-facing terrace (morning/midday sun), sea views, a built-in wardrobe, an armchair, a chest of drawers, and a wonderfully spacious and luxuriously finished marble-clad en-suite bathroom with French doors, double sinks, a cast-iron tub and a separate walk-in shower. (Size: 45 sq.m / 485 sq.ft / king bed 200cm/79").

• Il Pino: a deluxe principal corner bedroom with a double, queen size bed, a

voluminous built-in wardrobe, double-height vaulted ceilings, French doors opening out onto a panoramic wrap-around balcony (midday/afternoon sun), sea and mountain views, an armchair, a chest of drawers, and a wonderfully spacious and luxuriously finished marble-clad en-suite bathroom with French windows, double sinks and a generous walk-in shower. (Size: 40 sq.m. / 430 sq.ft / queen bed 180cm/71").

• L'Etna: a Junior deluxe principal corner bedroom with a queen size double bed, a voluminous built-in wardrobe, double-height vaulted ceilings, French doors opening out onto a panoramic wrap-around balcony (afternoon sun), mountain views, an armchair, a chest of drawers, and a luxuriously finished marble-clad en-suite bathroom with French windows and a walk-in shower. (Size: 34 sq.m. / 365 sq.ft / queen bed 180cm/71").

Main house attic

The two attic rooms, with their unexpected floor to ceiling glass windows, face onto a charming, shared open-air patio with a miniature garden of succulents, allowing a generous amount of sunlight to filter into the rooms during the day.

• Il Mare: a superior attic double-twin bedroom with a king size bed, sea views, a built-in wardrobe, double-height beamed ceilings, floor to ceiling glass windows onto the shared patio, a writing table, an extra built-in niche daybed (can be converted to bunk beds for children), and a good-sized, luxuriously finished marble-clad en-suite bathroom with floor-to-ceiling glass windows and a walk-in shower. (Size: 40 sq.m. / 430 sq.ft / king bed 200cm/79").

• La Montagna: a superior attic double-twin bedroom with a king size bed, mountain views, a built-in wardrobe, double-height beamed ceilings, floor-to-ceiling glass windows onto shared patio, a writing table, an extra built-in niche daybed (can be converted to bunk beds for children), a good-sized, luxuriously finished, marble-clad en-suite bathroom with floor-to-ceiling glass windows and a walk-in shower. (Size: 38 sq.m. / 410 sq.ft / king bed 200cm/79").

By making use of the extra bunk beds, each of the attic bedrooms may, if required, be converted to accommodate: children with a nanny; up to 3-4 children in one room; or parents wishing to have their children in the same room. In either case, the total maximum occupancy of the villa remains 24 guests (including children).

Wing - ground floor

The wing is connected to the main building and accessed internally via the main hallway. It features a total of six en-suite bedrooms: two on the ground floor, three on the first floor and one on the garden level. The garden level of the wing also hosts the villa's private wellness facilities, and has direct access to the gardens and the pool area. The well-equipped gym includes a Technogym treadmill, a WaterRower rowing machine and TRX training ropes, as well as a boxing punchbag. Beyond the gym you will find a private area for massages, a walk-in shower and access to the steam room (available for use upon request and activated by the villa's staff).

• Le Palme: a deluxe, double-twin bedroom with a king size bed, voluminous built-in wardrobe, French doors opening out onto a private balcony, garden and partial sea views, a daybed, a chest of drawers, and a wonderfully spacious and luxuriously finished marble-clad en-suite bathroom with French windows, double sinks, and a generous double walk-in shower. (Size: 43 sq.m. / 465 sq.ft / king bed 200cm/79").

• Il Ponte: a deluxe double or single bedroom with a regular sized bed, triple aspect windows, French doors opening out onto gardens and a private balcony (afternoon sun), garden and mountain views, an antique wardrobe, a chest of drawers, and a wonderfully spacious, luxuriously finished marble-clad en-suite bathroom with French doors, double sinks and a generous walk-in shower. (Size: 38 sq.m. / 410 sq.ft / reg. bed 160cm/63").

Wing first floor

The staircase in the wing leads up to a cosy landing with a pitched roof, off which the three first floor bedrooms are accessed:

• Il Nido: a deluxe double bedroom with a queen size bed, double windows looking out onto the villa's spectacular ancient walkway and the pool beyond (afternoon sun), mountain views, beamed ceilings, an antique wardrobe, an armchair, a desk, and a wonderfully spacious, luxuriously finished marble-clad en-suite bathroom with oval window, double sinks, and a generous walk-in shower. (Size: 37 sq.m. / 400 sq.ft / queen bed 180cm/71").

• L'Abbaino: a deluxe double-twin corner bedroom with a king size bed, double

aspect windows (morning sun), sea views, beamed ceilings, an antique wardrobe, a daybed, a desk, and a wonderfully spacious, luxuriously finished marble-clad en-suite bathroom with partial sea views, double sinks, a cast-iron tub, and a generous walk-in shower. (Size: 42 sq.m. / 450 sq.ft / king bed 200cm/79").

• Il Baldacchino: a superior double-twin corner bedroom (the villa's smallest) with a regular sized bed, windows looking out onto the villa's spectacular ancient rampart walkway (afternoon sun), mountain and partial sea views, beamed ceilings, a romantic four poster bed, and built-in wardrobe, and a small but luxuriously finished marble-clad en-suite bathroom with an oval window and a generous walk-in shower. (Size: 23 sq.m. / 250 sq.ft / reg. bed 160cm/63").

Wing garden level (lower ground floor)

• Il Giardino: a superior, spacious double-twin bedroom with a king size bed, French windows opening out onto a private garden, high ceilings, a built-in wardrobe, a sitting area, a desk, and a luxuriously finished marble-clad en-suite bathroom with double sinks, and a walk-in shower. (Size: 34 sq.m. / 365 sq.ft / king bed 200cm/79").

The Lodge

A guesthouse within the property that increases the overall capacity to 30 guests. It is available on request at an extra cost. Please contact us for more information should you wish to include The Lodge in your booking.

A charming, converted farmhouse, it is situated in a privileged, elevated position overlooking Rocca delle Tre Contrade and the Mediterranean Sea, and surrounded by lemon groves and manicured lawns. Arguably, the property's panoramic views are at their most impressive from this vantage point. The Lodge has been luxuriously refurbished, mirroring the refined yet informal overall style of the main villa, and features its own infinity edge pool, panoramic terraces, an extensive, shaded portico, large, generously appointed open-concept living areas with a fireplace, and, last but not least, three luxurious en-suite bedrooms with king size beds. The Lodge is situated on the other side of the rampart walkway from the main villa, and is easily and quickly accessible by foot.

• The principal suite: a deluxe, spacious double bedroom with a king size bed, double French windows opening up onto the garden, garden and sea views (morning sun), high whitewashed ceilings, a built-in wardrobe, a library, a sitting area, and a luxuriously finished en-suite bathroom with double sinks, and an extremely large walk-in shower. (Size: 40 sq.m. / 430 sq.ft / king bed 200cm/79").

• The garden room: a deluxe double bedroom with a king size bed, an impressive entrance, a voluminous built-in wardrobe, French windows opening up to the pool and garden (morning sun), high whitewashed ceilings, and a luxuriously finished en-suite bathroom with walk-in shower. (Size: 34 sq.m. / 365 sq.ft / king bed 200cm/79").

• The courtyard room: a deluxe double bedroom with a king size bed, a sitting area, a built-in wardrobe, a library, panoramic windows opening up to a private courtyard with deckchairs and outdoor shower (afternoon sun), high whitewashed ceilings, and a luxuriously finished en-suite bathroom with walk-in shower. (Size: 30 sq.m. / 320 sq.ft / king bed 200cm/79").

Outside: The exteriors at Rocca delle Tre Contrade are abundant and offer many panoramic terraces, including a selection of al fresco dining areas, and a large lawned garden. Its extraordinary stone rampart walkway built entirely in lavastone is an iconic feature of the property, offering spectacular views across the grounds, the pool and the villa itself.

A magical, hidden flight of lava stone steps leads down to the lower garden, from where, via an impressive archway, one may access the remarkable 25-metre long, L-shaped heatable infinity edge pool. When swimming laps in this extraordinary pool, suspended above the surrounding lemon groves, one first heads out towards the sparkling blue sea and then back towards magnificent Mount Etna: a unique experience.

A shaded area to one side of the pool hosts a table tennis table, and just below the pool is a second shaded zone with an outdoor shower, the perfect spot for an al fresco massage.

Surrounding all this - and the International Tennis Federation-sized clay tennis court - are the luscious lemon groves, fruit orchards and vegetable gardens of the extensive grounds. The views, in case you needed reminding, are bewitching, no matter where you look!

CONSIDERATIONS

Rocca delle Tre Contrade features a fantastic infinity pool, offering swimmers stunning views while in the pool. There is a drop off the infinity side so we recommend children are supervised at all times. Please refer to our **general safety page** if you would like more information about infinity pools.

Due to the nature of the property including terraces low walls and several drops around the grounds, children must be supervised at all times.

The number of steps that must be negotiated to get into and/or around this property might make it unsuitable for people with mobility problems.

Parts of the route to this property include some quite steep twists and turns and/or narrow stretches of road. We recommend guests rent smaller car models rather than large people carriers or mini vans.

Depending on the direction of the wind, traffic noise may occasionally be audible in certain areas of the grounds.

The owner's dogs live in a secure area on the grounds, and stray cats may also be seen in the grounds.

Pool heating is included from the beginning of November to end of March. Please note that the temperature of the pool cannot be guaranteed due to varying climatic conditions and the absence of a pool cover. The water temperature typically ranges from 18 to 25 degrees Celsius. However, please be aware that a drop in temperature at night and external factors such as weather changes can cause fluctuations, and without a cover to help regulate the temperature, we cannot always ensure a consistent or specific reading.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	24
Bedrooms	12
Double beds	5
Flexible (double or twin)	7
Bathrooms	12
... of which en suite	12
Fully serviced [1]	✓
Heatable infinity pool [2]	25x7m
Gated pool	✓
Sea views	✓
Gym	✓
Tennis court	✓
Hammam/steam room	✓
Wine cellar	✓
Daily maid service	✓
Barbecue	✓
Table tennis	✓
Vegetable garden	✓
Private parking	✓
Cookery classes	–
Wine-tasting	–
Air conditioning	✓
Satellite Wi-Fi Internet	✓
Fireplace	✓
Heating	✓
Air cooling system	✓
Shopping delivery service	✓
Laundry service	–
Stereo	✓
Sonos wireless music system [4]	✓
Smart TV [5]	✓
Hairdryer	✓
Iron	✓
Washing machine [3]	✓
Ice maker	✓
Dishwasher	✓

Microwave ✓

Safe ✓

[1] including a cook, who will prepare breakfast, lunch and dinner daily.

[2] the pool can be heated from the beginning of November to the end of March. Please give us at least a week's notice if you would like the pool heated.

[3] the laundry facilities are operated by the villa staff and come at an extra cost, payable locally

[4] three speakers in the living areas, one in the gym

[5] a 75" smart TV including SKY Sports and Movies and Internet connectivity

✓ = yes/present

– = optional/on request

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EXPLORING THE LOCAL AREA

Situated near the town of Santa Venerina on the east coast of Sicily about half way between Catania and **Taormina**, Rocca delle Tre Contrade is a good base from which to visit Taormina, Catania, **Mount Etna** and the various fascinating villages on its flanks. There are also several charming fishing villages and some nice beaches nearby. An eighteen hole golf course is about 45 minutes drive away.

Further afield, **Syracuse**, the baroque towns of the **Noto** valley, the quiet beaches of **Vendicari** and Capo Passero to the south and Messina to the north are all comfortably reachable for day trips.

We can also arrange for you to fly over Mount Etna and many other sites, or to make excursions to the **Aeolian Islands**, by helicopter.

The nearby beaches of Fiumefreddo and Marina di Cottone have received several consecutive "Bandiere Blu", attesting to the cleanliness of the water and their general ecological excellence.

PRICES, AVAILABILITY AND BOOKING →

Distances

Catania airport: 43km-27miles-30mins

Palermo airport: 269km-168miles-2hr35

Trapani airport: 348km-216miles-3hr45

Nearest shops: along the SS114, 5mins

Nearest beaches: Fondachello, 12km-7.5miles-20mins, or Mazzaro' below Taormina, 19km-13miles-30mins

Taormina: 30km-19miles-25mins

18-hole golf course: 45km-28miles-45mins

Syracuse: 93km-58miles-1hr

Mount Etna (cable car station): 34km-21miles-45mins





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GALLERY







































































