



## Luxury Villa Living

### Villa Julian



Located in a splendid beachfront position in Marina di Modica, Villa Julian is a contemporary 5-star villa for rent in Italy offering its guests luxury and comfort. This high end vacation rental is the ideal choice for a relaxing seaside holiday on the Southern coast of Sicily.

5 Bedrooms  
Sleeps 10  
Located in Marina di Modica, Sicily





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### DESCRIPTION

This splendid property is set over three floors and features modern interiors. The ground floor includes a sitting room, a kitchen and two bedrooms both with en-suite bathroom. On the first floor, there is the living area and a guest bathroom, a second and well equipped kitchen and other two bedrooms, both with private bathroom. The second floor consists of a master bedroom with en-suite shower and a panoramic terrace.

Villa Julian is equipped with all the modern facilities and offers also a wellness room with sauna and Jacuzzi. It is the right home for a luxury holiday and a perfect base for visiting the baroque towns of Modica, Scicli, Ragusa and Noto.

#### GROUND FLOOR

sitting room, kitchen, wellness area with sauna, Jacuzzi and shower.

bedroom 1: double bedroom with en-suite bathroom with shower.

bedroom 2: twin bedroom with en-suite bathroom with shower.

#### FIRST FLOOR

living and dining room, kitchen, guest bathroom.

bedroom 3: double bedroom with en-suite bathroom with shower.

bedroom 4: twin bedroom with en-suite bathroom with shower.

#### second floor

small sitting room.

bedroom 5: double bedroom with en-suite bathroom with shower.

#### outdoor

private swimming pool, panoramic terraces, garden of 2000m2, solarium, gazebo with dining area, BBQ, outdoor shower.

### Amenities

Swimming Pool  
BBQ

Air Conditioning

Satellite TV

WiFi

Spa

Sauna

Jacuzzi

### Staff

Housekeeper

Further Staff Available on Request

### Flights

Here at Luxury Villa Living, we help you to create the perfect package. We can source and organise scheduled and chartered flights upon your request.





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### The Extras

The Luxury Villa Living difference!

We offer personalised and complimentary concierge services with each booking to make things as easy and stress-free as possible. From car hire to special restaurant reservations and more specific requests, we create a bespoke experience that is specially tailored for you

### Location

Sicily, Italy

