



Villa Nemini Teneri - Panoramic Sea View

Italy • Sicily • Sampieri • Scicli

Extraordinary villa with unparalleled views and 20 meter pool

General informations

Max Capacity: 6	Bedrooms: 3
Bathrooms: 4	Double Beds: 3
Swimming pool: 20x3 mt	Building: 350 sqm
Garden: 2000 sqm	CIN: IT088011B4FF3DMFOM

Gallery















Description

Nemini Teneri is a luxury villa with **breathtaking views of the sea** and an **artificial lake** providing natural water to the **bio-pool**.

An exciting property overlooking the Sampieri bay in Scicli, Villa Nemini Teneri **is an architectural work of art, reviewed several times by authoritative European design magazines**, which have taken with interest the masterful representation of a living vision, that combines aesthetics, accurate design and ecological awareness. The villa welcomes you with an elegant and harmonious environment, imbued with a **special charisma that captures the soul and makes it vibrate**.

The villa is entirely covered with cork panels giving to the building a clean and well integrated appearance with the surrounding nature. Architecturally, the house shows its minimalist character by combining and merging together materials such as wood, cork, cement, stone and iron, all materials that

present themselves as they are, letting their "structural" function make the the very essence of the architectural project, faithful to the concept of "less is more".

The architectural layout, the position of the property, the large windows and the views have been designed **to maintain visual contact with the sea** and the surrounding landscape. In any position you are inside the property you are kidnapped by the natural beauty of this beautiful place.

Everything is taken care of down to the smallest detail, both in the furnishings of the highest level (Bulthaup kitchen, Gaggenau appliances, Thonet chairs and armchairs), and in the choice of finishes resulting from a customized work that has involved the involvement of local and non-local artisans.

The project was designed to create a true oasis of bio-sustainability and relaxation: the phytodepuration lake, the swimming pool, the garden and the surrounding greenery all follow the same philosophy of respect for nature and integrate in order to obtain a ecosystem useful to itself.

The house is spread over **3 levels**. The central body is accessed through the **living room**, which with 5 steps leads to the **open space kitchen** where it is a real pleasure to cook while enjoying a wonderful panoramic view of the sea. The living opens on a **large terrace**. You then enter the **first floor**, through the staircase, where there is the **master double bedroom**, with **en suite bathroom**, and a fantastic panoramic terrace.

On the **ground floor**, next to the main body but with an independent entrance, there is the **second double bedroom with private bathroom**, also with a panoramic sea view and direct access to the lawn.

The **third double bedroom with private bathroom** is located in the lower level of the property, complete with a quiet outdoor area with armchairs to enjoy moments of relaxation and reading, has double access, both from the outside and via a staircase located just at the outside the main entrance.

The **20-meter-long Bio-Pool** is located in the lower part of the property, shielded by wonderful carob trees, offers great privacy and you can swim enjoying the pleasure of water not treated with any chemical agent or other substance, which leaves a extraordinary sensation of freshness on the skin.

Tourist tax to be paid before arrival.

Services & Extra

- Air Conditioning
 - High chair
 - Garden
 - Solarium
 - Outdoor shower
 - Dishwasher
 - Coffee Machine
 - Pool
 - Towels
 - Near the beach
- TV
 - Iron
 - Free Parking
 - Sun Beds
 - Terrace
 - Freezer
 - Toaster
 - WI-FI Internet
 - Washing machine
 - Pets Allowed
- Baby cot
 - Ironing Board
 - Barbecue
 - Sun Umbrellas
 - Veranda
 - Oven
 - Internet
 - Hairdryer
 - Mosquito nets
 - Sea view

Extra	Cost
Admin Fee	Included
Air conditioning	Included
Baby high chair	Included
Bed linen	Included
Cot/Crib	Included
Electricity	Included
Heating	Included
Insurance Travel Safe	Included
Internet Access	Included
Open-air parking	Included

Extra	Cost
Pool towels	Included
Towels	Included

Extra	Cost
Arrival out of schedule	€50.00 /booking
Pet	€100.00 /booking

Extra	Cost
Final Cleaning	€400.00 /booking
Security Deposit (refundable)	€1,500.00 /booking

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Essentials nearby

- (Beach): 1KM
- (Rock beach): 2KM
- (Golf): 40KM
- (Town): 2KM
- (Supermarket): 1KM
- (Airport): 120KM
- (Train Station): 5KM

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Conditions

Safety deposit: € 1.500. The deposit will be refunded upon departure, less any damage or consumption (in excess of that agreed in booking). It's always valid the right to compensation for higher damage.

Weekly prices include.

- welcome pack
- supply of bed linen and towels
- cleaning service for bookings over 10 days
- energy consumption
- water/gas
- Internet WiFi
- Camping Cot/high chair - on request

Cancellation Policy

For cancellations up to 61 days before the arrival date, no charge.

For cancellations up to 30 days before the arrival date, 50% will be charged.

For cancellations less than 30 days before the arrival date, 100% will be charged.

Location

Open this villa location on Google Maps.

<https://www.google.com/maps/place/36.736383,14.731414>