



MASSERIA COSTANZA



This finely restored masseria from the *7th century* invites you to a captivating retreat in an unparalleled setting.



Nestled amidst the fragrant *lemon groves* of Vendicari Nature Reserve, where pristine sandy beaches and crystal-clear waters beckon just a leisurely stroll away.



Blending a tasteful mix of
antiques and contemporary pieces
that effortlessly merge
with the original fabric
and architecture of this
unique home.



Living Spaces

Inside

Entry hall & Reception room

Living Rooms & TV Room

Dining Room & Kitchen

7 bedrooms with private bathroom

3 Public bathrooms

Outside

2 Courtyards

2 Panoramic terraces

2 Solarium

1 Swimming pool

Natural garden with direct access to natural reserve



Throughout the property,
the furnishings exude
an *understated elegance*.



Entry Hall

As you step through the main entrance, you are greeted by a vast hall boasting soaring *triple-height* beamed ceilings that set the tone for the rest of the residence.



Living Room

To the left, through an archway, a few steps lead you to an equally *spacious living area* with four sumptuous sofas, arranged before a large archway opening onto the *panoramic terrace*.





Returning to the entrance hall and crossing it, a gentle ascent leads you to another *expansive reception room*, replete with *cozy seating areas* and access to the main internal courtyard on the left, as well as the ancient olive oil tanks on the right.

Reception Room





Dining Room

Ascending a couple more steps, you enter the splendidly dramatic dining room, an ideal setting for creating cherished culinary memories.





Kitchen

To the left of the dining room, a step leads you up to the spacious and *well-equipped professional kitchen*. A delight for even the most discerning chefs.

Ancient Mill Room

Another side of the courtyard leads to the expansive ancient mill room.



TV Room

The TV room is right passed the ancient mill room, and connected to the main living room area, as well as to the 2nd panoramic terrace





Main Courtyard

The central courtyard is *one of the heart pieces* of the property, connecting the kitchen, the reception room, the ancient mill room.



Internal Courtyard

Connected to the main courtyard and the living room, a second courtyard appears. At one end, a gate provides access to the panoramic terrace overlooking the pool.

At the other end of the courtyard

Exit the property through a small gate and *walk through the lemon trees* to reach the beach of the Natural Reserve of Vendicari.





Panoramic Terrace I

Living Room

The panoramic terrace is accessible from the main living area inviting you to *relax, savor an aperitif*, and immerse yourself in the vistas of the lemon groves and salt pans of Vendicari Nature Reserve, extending to the azure sea beyond.

The panoramic terrace is
the *pièce de résistance* and favored
al fresco retreat, where guests find themselves
spending countless hours.



Panoramic Terrace II

Ancient Mill Room

Just past the ancient mill room, the second panoramic terrace unveils beautiful views of the the natural reserve and the sea beyond.

A serene and pitoresque setting for guests to bask in the beauty of their surroundings.



Slow living at its essence.
Enjoying the sounds of nature
and breathing in the perfumes of Sicily.





Solarium

Garden

To one side of the living room terrace a flight of steps descends to the verdant lawned gardens, adorned with a *spacious solarium* and a shaded *al fresco dining area*.

Patio Dining

Garden

A shaded al fresco dining area overlooking the garden, located next to the panoramic terrace and the solarium.



Danza di Agave

Main Courtyard

This bedroom with generous proportions, abundant natural light, and comfortable furnishings comes with a *glass-enclosed en-suite shower room*, ensuring a touch of modern luxury.

Room size: 33 m²
En-suite bathroom
Airconditioning



Canto di Narcisi

Main Courtyard

This bedroom with generous proportions, abundant natural light, and comfortable furnishings comes with a *glass-enclosed en-suite shower room*, ensuring a touch of modern luxury.

Room size: 30 m²
En-suite bathroom
Airconditioning



Sogno di Zagara

Ancient Mill

Accessed from the ancient mill or the tv room, a small hallway leads to a spacious double-twin suite with a private bathroom.

Ascending the steps from the hallway, you find yourself on a *panoramic terrace* with different lounging possibilities, offering breathtaking views of the natural reserve.

Room size: 40 m²
Private bathroom
Airconditioning



Alba di Rose

Internal Courtyard

The first double bedroom of the internal courtyard is elegantly furnished and filled with natural sunlight.

The private bathroom is *spacious* and made entirely of *natural stone*. The shower features a Hydromassage.

Room size: 27 m²
Private bathroom
Airconditioning



Risveglio di Ginestre

Internal Courtyard

A double bedroom decorated with memories of the past and typical sicilian art.

Like all the bedrooms of the internal courtyard, the private bathroom is spacious and made entirely of natural stone.

Room size: 19 m²
Private bathroom
Airconditioning



Profumo di Mirto

Internal Courtyard

A double bedroom with abundant natural light and modern furnishing. It comes with a spacious private bathroom.

Room size: 17 m²
Private bathroom
Airconditioning



Carezze di Mandorlo

Internal Courtyard

A double bedroom decorated with typical sicilian objects that make the charm of this room.

The generous private bathroom is made entirely of local *natural stone*.

Room size: 22 m²
Private bathroom
Airconditioning



Garden & Swimming Pool

Below the living room's panoramic terrace awaits the swimming pool accompanied by a spacious solarium.

The lush garden is an idyllic sanctuary, adorned with fragrant rosemary, colorful bouganvillae and a big carob tree enveloping guests in the beauty and scents of Sicilian flora.



Garden & Natural Park

Ecological Harmony

Where the gardens end, the lemon groves begin and a path takes one down to near the entrance of the reserve, from where the first beach is a *short walk (1.5 km) along a country path* to reach the main entrance of the reserve and restaurants.

Alternatively, a few minutes' drive will take you to the parking area at the entrance to the reserve.



Vendicari

The Natural Reserve

Vendicari Nature Reserve is a stunning *coastal sanctuary spanning over 1,500 hectares*. This protected area encompasses a mosaic of ecosystems, including golden sandy beaches, azure lagoons and salt pans teeming with life. Visitors can discover ancient ruins as well as the ancient tuna fishery.



*Vendicari serves as a vital stopover
for migratory birds, attracting
over 250 avian species.*



Personalized Services

At Masseria Costanza, we are dedicated to providing personalized services that exceed your expectations, ensuring that your stay is *truly exceptional in every way*.

Your comfort, satisfaction, and well-being are our top priorities, do not hesitate to contact us to personalize your stay!

Amenities

House Manager, Local support, Wi-Fi, Stereo, Tv satellitare, DVD player, Bluetooth music box, Barbecue, Office point, Private parking

Airport Transfers
Concierge Services
Shopping Services
Breakfast
Home Restaurant
Personal Chef
Private Cooking Class
Wine tastings
Entertainment
Massage
Babysitting



Noto is a cultural haven
of historical sites that whisper stories
of ancient civilizations.



In the heart of
Vendicari's
Natural Reserve



Contact



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