

# Kanoni Estate

Region: Corfu Sleeps: 12 - 18

## Overview

Kanoni Estate offers guests fortunate enough to stay here, a luxurious and one-of-a-kind escape, boasting breath-taking views over the sparkling Ionian Sea and the famous Pondikonissi Island. Located within a nine-acre estate of beautifully maintained gardens, Kanoni Estate offers guests seclusion and privacy while still only being a short distance away from Corfu Town and its wonderful selection of helpful amenities. Film fans may recognise the Estate as it has been featured in two Hollywood productions, "The Executioner" (George Peppard & Joan Collins, 1970) and "James Bond: For Your Eyes Only" (Roger Moore, 1981).

The accommodation can sleep up to eighteen guests across nine, beautiful, en-suite bedrooms. In the main house, is the main living space, complete with an impressive reception room and dining room. Also, in the house, are the two luxurious master bedrooms as well as four twin double bedrooms, each of these rooms come complete with access to a private terrace. In the guest house are a further two bedrooms, a double and a twin as well as a second living room area. "The Nest" pool studio is the perfect room for a couple looking for a bit of extra privacy, here a further double bedroom can be found.

Outside, the real wow factor is the impressive and lovingly looked after gardens. The large private pool is the perfect spot from which to soak up the Corfu sunshine. While there is plenty of choice for those who enjoy alfresco dining, with a range of outside dining areas to choose from, whether it be for an evening meal or just a comfortable spot from which to enjoy a cool beverage after a long day of relaxing by the pool!

### Prices & Booking

Please note that Price is Quoted Upon Application. Check T&Cs Tab for further information.

**Good news! For a little extra, this property is available as a Vill'otel**



**Yey! Wait... what is that?**

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

**What can be arranged?**

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the Extras tab for all the details.

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**Facilities**

Wow Factor • Modern • Vill'otel (Like a Hotel!) • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • All Bedrooms En-Suite • TV • DVD • Working Fireplace/Woodburner • Heating • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## **Main House**

- Reception/ Living Room with stone fireplace, dining area and access to a covered outdoor dining area
- Study/ Reading Room with access to terrace
- Fully-equipped kitchen
- Master bedroom with king-size double bed and en-suite bathroom with bath, shower, washbasin and WC and access to a private terrace
- Master bedroom with king-size double bed and en-suite bathroom with bath, shower, washbasin and WC and access to a private terrace
- Bedroom with twin beds, en-suite bathroom with bath, shower, washbasin and WC as well as direct access to the terrace
- Bedroom with twin beds, en-suite bathroom with bath, shower, washbasin and WC as well as direct access to the terrace
- Bedroom with twin beds, en-suite bathroom with bath, shower, washbasin and WC as well as direct access to the terrace
- Bedroom with twin beds, en-suite bathroom with bath, shower, washbasin and WC as well as direct access to the terrace
- Staff accommodation

## **Guest House** (only available for bookings of 13-18 people)

- Living Room with fireplace, satellite TV, DVD and balcony access
- Kitchenette
- Bedroom with double bed and en-suite bathroom with shower, washbasin and WC and access to a private terrace overlooking the pool
- Bedroom with twin beds and en-suite bathroom with bath, washbasin and WC and access to terrace

## **"The Nest"/ Pool Studio**

- Kitchenette with TV and stereo
- Bedroom with double bed and en-suite bathroom with shower, washbasin and WC

## **Exterior Grounds**

- Private swimming pool
- Large, beautifully maintained gardens
- Outdoor bar
- Dining facilities

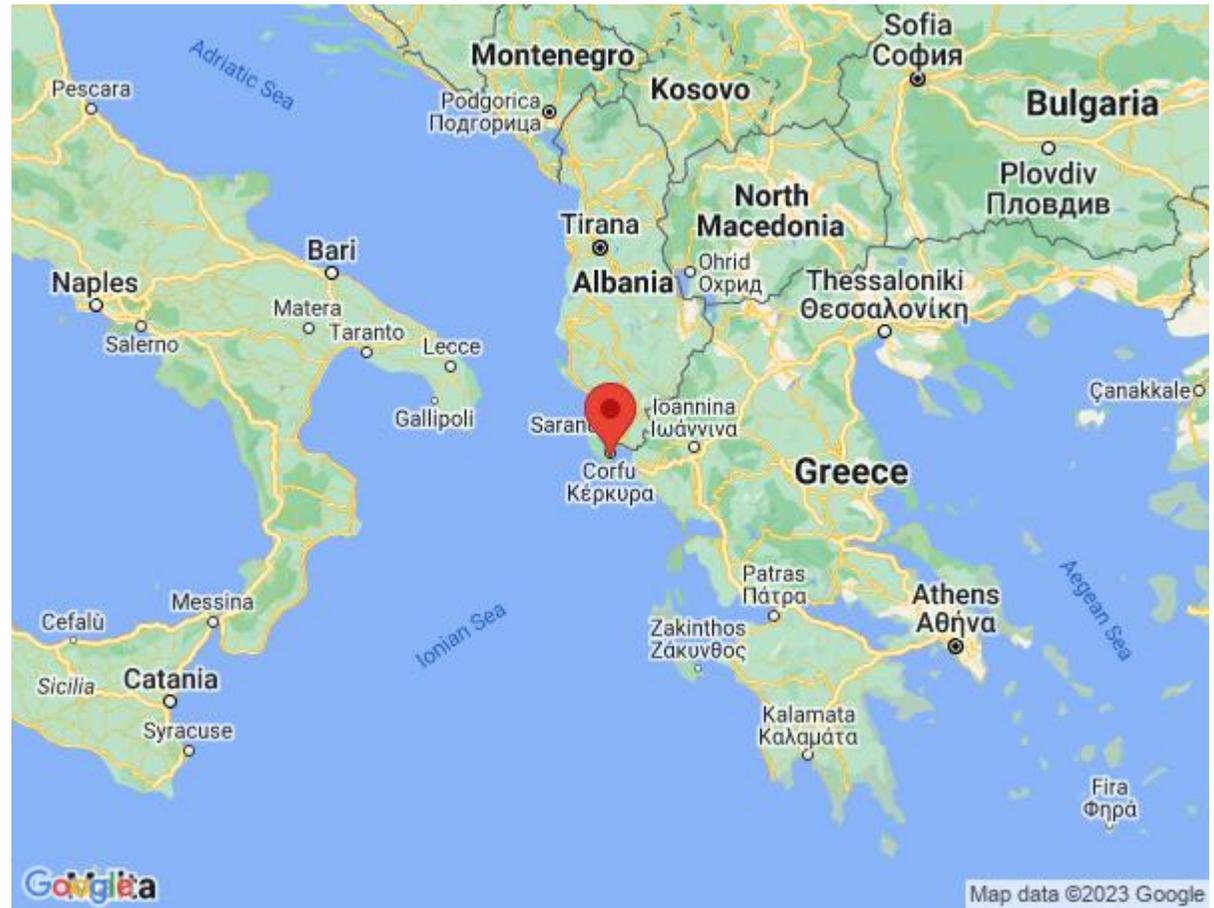


## Location & Local Information

Kanoni Estate's location is ideal for holidaymakers looking to relax in privacy, elegance and style, offering a diverse range of activities, amenities and beaches within a short driving distance. Located at the apex of Kanoni the Villa is well away from Corfu's tourist crowds, yet offers easy access to a range of helpful amenities including restaurants and shops in Corfu town, and is only a 20 minutes car journey from the Corfu Golf Club. The nearest beach to Kanoni Estate is conveniently located just a short stroll away from the front door!

## Local Amenities

Nearest Airport	<b>Corfu International Airport (4.3km)</b>
Nearest Town/City	<b>Corfu Town (5.6km)</b>
Nearest Beach	<b>(200m)</b>
Nearest Golf	<b>Corfu Golf Club (17km)</b>



## What we love

- The swimming pool and garden area is featured in the James Bond classic "For Your Eyes Only", with the actual villa visible in the background!
- The villa is situated in a prominent position 120 feet above the sea and has breath-taking panoramic views from the terrace and bedrooms, looking southeast over the Ionian Sea and famous Pondikonissi.
- There is beautiful 900 year eucalyptus tree in the grounds, and a small private church!
- Excellent location, far enough away from any prying eyes but still just a stroll from the beach and a short car journey away from Corfu Town and its range of amenities
- Kanoni Estate boasts "Mon Repos", the Summer Palace of Greek royalty and the birthplace of Prince Philip as one of its neighbours!
- There is a pathway down to your private beach.... lush!

## What you should know...

- While the villa has a fantastic location, we recommend hiring a car in order to explore the wider area and reach local amenities
- The accommodation is split between the main villa, and a charming self-contained studio - perfect for a honeymoon couple!

# Terms & Conditions

- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price
- Tax: From 1 January 2018, the Greek Ministry of Tourism will be charging a tourism tax. This will be collected from you when you get to your accommodation. The tax works out between 0.50 - 4 Euros per night. The amount you'll pay will depend on the official rating of your accommodation.
- End of stay cleaning included?: Included in the rental price
- Security deposit: €2000, to be paid in cash upon arrival
- Changeover day: Flexible
- Minimum stay: 7 nights between July - August, otherwise 5 nights
- Internet access?: Wi-Fi connection included
- Pets welcome?: Pets are not allowed
- Smoking Allowed?: Not permitted inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: Should any double rooms be single occupancy, the full occupancy price will be charged. Empty bedrooms will not be available unless charged for.

Kanoni Estate's prices are available upon request (POA), so please contact our [concierge](#) team if you have any further enquiries.