

# Marionberry Villa

Region: Halkidiki Sleeps: 4 - 8

## Overview

Four-bedroomed Marionberry Villa boasts stunning sea views and is set in a peaceful location in Sithonia, on the popular peninsula of Halkidiki in Greece. Golden sandy beaches are a short drive away, and so are charming Greek villages with classic whitewashed houses draped in pretty bougainvillea flowers, as well as exciting historical sites. The area boasts beautiful walking and cycling trails that take you through pine-tree lined forests and around the craggy coastline.

Take in the tranquil natural surrounds from your outdoor swimming pool, paved terrace and seating-equipped balcony. The villa is coastal facing and is surrounded by tall trees and shrubs for your utmost privacy. There are plenty of places for you put up your feet in the sun or the shade and there's an al fresco dining table for enjoying the serene ambience over your breakfast or dinner.

The villa has a modern open-plan living, kitchen and dining room which leads directly out onto the pool and sun terrace. There's also grassy spots for children to play and the villa has a small slide and toys for younger kids. Inside, you can kick back on the sink-into sofas, and there's also a Jacuzzi tub for a serene spa-like feel. Extra touches like candles and lanterns add romance and warmth.

Marionberry sleeps six to eight across its four spacious bedrooms, one is loft room which is ideal for teenagers wanting that bit of extra privacy. The exterior is traditionally Mediterranean in style with a mixture of white-washed and exposed stone walls. With a stone-built fireplace and elegant dark wood furniture, the interior continues the classic cottage feel.

With sand and pebble Akti Elia beach within walking distance and the vibrant town of Nikiti within a short drive, the villa is an ideal base for you to discover more of this charming part of Greece. Try local cuisine at one of the tavernas or head to Stagira, the birthplace of the famous philosopher Aristotle, where kids can play with nifty interactive experiments.



## Facilities

Private Pool • Child-Safe Pool • Beach Nearby • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • BBQ •  
Satellite TV • Walking/Hiking Paths • Outstanding Landscapes

# Interior & Grounds

## The Villa

Marionberry Villa is a luxurious stonebuilt villa with sea view and 80m2 private pool can easily accommodate up to 6-8 people.

### Ground Floor

- Double bedroom with Jacuzzi spa access
- Twin bedroom
- Bathroom
- Shower room

### First Floor

- Open-plan living and dining room with outdoor access
- Well equipped kitchen
- Double bedroom

### Second Floor (attic)

- Double bedroom with en-suite toilet and balcony

### Exterior Grounds

- Swimming pool
- Children pool
- Sun loungers
- Veranda with outdoor dining area
- Shaded seating area
- Garden

### Additional Facilities

- Air conditioning
- Satellite television
- Hair dryer
- Parking space
- Complimentary Wi-Fi in common areas





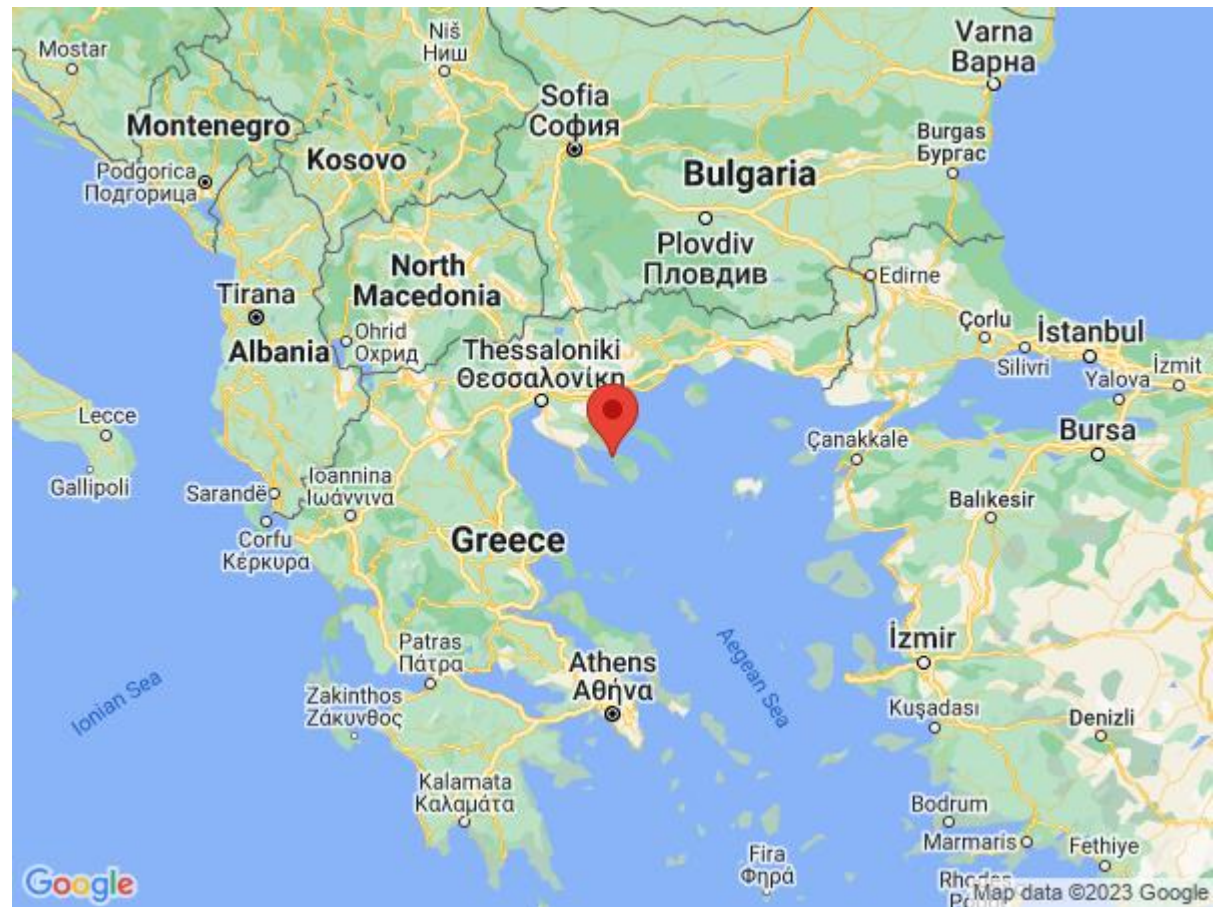
## Location & Local Information

Marionberry Villa is in Sithonia along the northern region of Halkidiki in Greece. With breath-taking natural surrounds including deep pine tree-lined forests, olive groves and picturesque meadows, Sithonia is one of the most beautiful places in Greece. You can explore the small harbours and fishing hamlets along the peninsula or relax on the calm sandy beaches.

With over one hundred beaches to choose from, including fifty Blue Flag Beaches, much of your time might be spent relaxing on the golden sand or cooling off in the crystal-clear Aegean. There's also plenty of opportunities to take part in water sports like sea kayaking and scuba diving. Halkidiki is renowned for its coral reefs and blue lagoons. You could hire a small boat or join a boat trip to explore the surrounding islands and coves, stopping off for swimming and snorkelling.

There's also a myriad of walking, hiking and mountain biking routes that showcase the natural scenery. You can head to Mount Itamos, the highest peak on Sithonia for panoramic views over the peninsula and a fantastic bird's eye view of Mount Athos to the east and Mount Olympus in the west. Trails may also take in the Xerxes Canal, surrounding peaks and the beach at Komitsa.

Ouranoupolis village is a short drive from the villa and is well worth visiting for its Byzantine monuments and pretty beaches. Parthenonas, on the slopes of Mount Itamos, is also a great choice. The village is lined with traditional white-washed stone houses and has local taverns serving freshly caught seafood and there's also a museum for learning more about the culture of the area.



## Local Amenities

Nearest Airport	<b>Thessaloniki Airport (101 km)</b>
Nearest Village	<b>Elia Nikitis (2 km)</b>
Nearest Town/City	<b>Nikiti (10 km)</b>
Nearest Restaurant	<b>Boukadoura (1 km)</b>
Nearest Beach	<b>Public beach (200 m)</b>

Nearest Beach

**Serviced beach  
(1.5 km)**

Nearest Supermarket

**Lidl  
(18 km)**

## What we love

- Marionberry offers quiet and privacy in a beautiful location in Sithonia, on the peninsula of Halkidiki. It's only a short drive from sandy beaches and local towns and villages
- With rustic stone features you'll feel like you're in a traditional Greek cottage, yet with top-notch amenities including internet and a fully-equipped kitchen you're not deprived of modern comforts
- The nearby beach has crystal-clear blue water, and due to its position in the gulf, it is very tranquil!

## What you should know...

- There are other villas in the area, however the villa is designed to be private with its own pool, terrace and stone wall and tall trees surrounding the property.
- You will experience a traditional stay in Halkidiki in this family-run complex
- This villa is perfect for cat lovers - like in many other Greek areas, there is many cats wandering around the villa's vicinities
- The stairs to the loft are bit steep and with low ceiling, so watch out on your way out!

# Terms & Conditions

- Arrival time: 2pm to 9pm
- Departure time: 9am to 12pm (noon)
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Included in the rental price
- Internet access?: The property has complimentary Wi-fi connection. It is good to note that the reach speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 7 nights in July and August, otherwise 5 nights
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Some photos are of similar villas in the resort but of the same standard
- Other Ts and Cs: The Jacuzzi spa use incurs in extra cost. Please request at time of booking