

# Magic Rocks

Region: Corfu Sleeps: 10

## Overview

Magic Rocks is a secluded, rural idyll set in the most fragrant of countryside locations, offering sparkling accommodation for up to 10 people, in the utmost luxury, with an animated contrast of dazzling coastline and sweeping mountains around it. This unique home marries an original, farmhouse-style building along with a distinctive tower clad in ancient stone. The estate offers vibrant interiors blending natural, raw materials along with sleek and contemporary design

Set down a dusty, off-beat track, Magic Rocks presents as a gorgeous mirage of comfort and style amid the arid terrain. The slick infinity pool; the unmistakable tower rises from it, offset by wooden decking. Terracotta pots are bursting with fragrant plants and beautiful sweeping trees. The views are sublime from this vivacious home, offering both mountains, rural hillside and the sparkling ocean in the distance. Impeccably maintained lawns are fragrant with olive groves, whilst there is an elegant, sedately cloistered veranda offering gorgeous al fresco dining. The chic roof terrace is perfect for evening drinks as the sun softens over the bay. Serene gardens are Italian-esque in style with mysterious pathways, vibrant and verdant overgrowth, ancient stone and soft lawns.

Outdoor living is executed with panache and charisma at Magic Rocks; the poolside offers refined loungers, sublime views from every angle. The charming stone-built outdoor kitchen complete with fridge, bar stools and wood-burning oven - ideal for preparing meals to enjoy after a refreshing swim or a trek into the mountains.

Featured in the Sunday Times as one of Europe's top 100 Villas; this characterful home is surrounded by olive trees, and offers great potential for families to enjoy unadulterated tranquility along with flawless quality accommodation. Ten guests are accommodated across five bedrooms and five bathrooms. The sumptuously styled interiors offer informal yet impeccably chic living. The lounge space is fresh and home-like, offering bright and airy space for relaxation, along with gorgeous lighting and accents of nautical blue.

The stunning open plan kitchen and dining space offers contemporary luxury. There is a modern twist on a farmhouse kitchen, finished with natural timber and vivid marina blues, charming exposed timber beams and sleek central island with breakfast bar, ideal for a low-key glass of wine and antipasti or



children's snacks.

The quality of finishes is uncompromising throughout: opulent yet classic bedrooms are stylishly finished, reminiscent of a boutique hotel - timeless, tasteful and sedate with quality, cotton bedlinen and delightful touches of character, upholstery and accessories. Dripping with character, lavish accessories and a unique designer flair, each bedroom has its own unique touches and accents of colour, whilst our personal pièce de résistance is the glamorous and seductive bathroom with a sultry free-standing bath and gorgeous light quality

All the family's entertainment needs will be met with satellite television and cosy sofas for evening "downtime," whilst Magic Rocks offers an effortlessly stylish, unique and home-like experience characterised by its very natural and understated tone of mediterranean luxury!

AS MENTIONED IN



**THE SUNDAY TIMES**

## Facilities

Wow Factor • Instagrammable • Modern • **Recommended** • **Exclusive** • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • <1hr to Airport • BBQ • Cable TV • Outdoor Games • Table Tennis • Home Cinema • DVD • Heating • Cot(s) • High Chair(s) • Watersports • Sailing • Rural Location • Walking/Hiking Paths • Golf Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

### Ground Floor

- Open plan sitting room with sweeping staircase to first floor suite
- Dining room
- Stylish oak fitted kitchen
- Twin bedroom access to courtyard
- Twin bedroom access to courtyard

### First Floor

- Super King-size bedroom suite, shower & double ended bath
- Dressing room
- En-suite bathroom
- Sun terrace

**Lower Ground Floor** (away from main building, separate access, reached along illuminated paths and steps)

- Double bed, en-suite shower room, terrace

### Circular Tower

- King sized bed
- En-suite bathroom
- Terrace
- iPod dock
- DVD player
- Views across sea to Albania!

### Outside

- Infinity pool, with walk in entry
- 3 decked sunbathing areas
- 8 teak sunbeds
- Sunshades
- Kitchen terrace
- Wooden Table and seating for 10
- Children's playground
- Wicker patio furniture
- Underfloor heating (supplement charged)
- Outdoor kitchen
- Barbecue and pizza oven
- Stone table with bench seating 10
- Outdoor chess, dominoes, table tennis and Netball

### Other

- Board games



- DVD's
- CD's
- Books
- 43" flat screen TV
- Blue Ray home cinema
- Netflix & FilmOn
- iPod docking station
- Rangemaster cooker
- American fridge / freezer
- Dishwasher
- Blender
- Juicer
- Kettle
- Nespresso Coffee Maker
- Washing machine
- Tumble drier
- Iron/ ironing board
- Clothes area
- Highchair
- Air-conditioning throughout
- Mosquito nets
- Additional fold up beds and cots

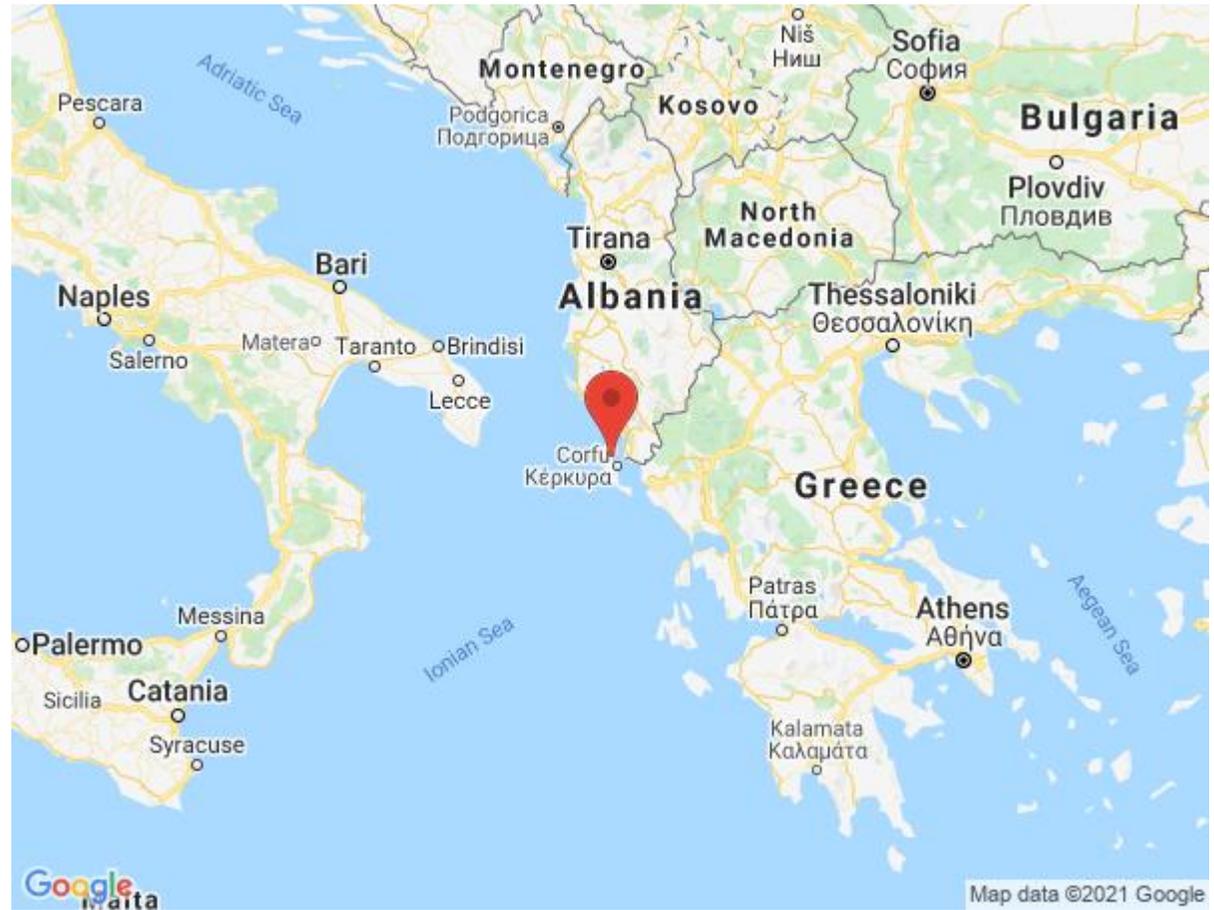
## Location & Local Information

Magic Rocks is nestled just outside the village of Spartilas in Corfu; Spartilas is a picturesque village set on the slopes of the Pantokrator mountain; due to its far-reaching views, the village is informally known as the “window of Corfu.” All essential shops, local style tavernas and amenities are on offer in this pretty village.

The dazzling north east coast is ten minutes away by car where visitors can enjoy a range of stunning beaches. Ipsos is a short distance away and is one of the liveliest resorts in Corfu, with a buzzing nightlife, sleek bars and restaurants popular with a young and international crowd. This is a great spot for water sports, or just enjoying the clear and shallow waters with an array of sunbeds with parasols for hire, changing cabins and boat hire. Hiring a boat and exploring bays and coves is one of the greatest pleasures of the Greek Islands.

Corfu Town is the capital of the island, known for its elegant architecture. The charming town has narrow streets as well as an old Venetian hilltop fortress with sea views. The Esplanade is the town’s stunning central piazza, surrounded by museums, historic buildings, cafes and restaurants. Corfu is a magical destination which draws visitors back year after year, offering a multi-cultural heritage, array of historic monuments and a stunning natural landscape. The largest of the Ionian islands, Corfu is known for its olive groves, Venetian architecture and pretty beachside villages.

If you don’t want to drive yourselves around the island the owner has contact for a local chauffeur service with a 10 seater luxury coats. For those that prefer to be on the water you can rent a 30HP boat, for which you don’t need a licence to enjoy the Mediterranean and stop off in lovely coves and seafood taverns. The villa owner can provide more details for these services.



## Local Amenities

|                     |                                |
|---------------------|--------------------------------|
| Nearest Airport     | <b>Corfu<br/>(25km)</b>        |
| Nearest Supermarket | <b>Spartilas<br/>(1.7km)</b>   |
| Nearest Restaurant  | <b>Spartilas<br/>(1.7km)</b>   |
| Nearest Beach       | <b>Paralia Pirgi<br/>(2km)</b> |



|                   |                           |
|-------------------|---------------------------|
| Nearest Town/City | <b>Corfu<br/>(17.4km)</b> |
| Nearest Village   | <b>Ipsos<br/>(3km)</b>    |

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## What Oliver loves...

- Panoramic sea and mountain views, rolling hills and fragrant olive groves surround this gorgeous home whilst the outdoor spaces are sublime, offering elegant flower framed lawns, shaded veranda for dining, dazzling pool and roof top terrace.
- Rustic and rural setting whilst being a short distance to the local village for essential amenities and a short drive from the beaches and larger towns
- Bright, vivacious interiors offering abundant character, charming yet quality finishes and impeccable facilities
- Fancy visiting two countries in one holiday? You can book a day trip to Albania, which you get to by boat.
- Keen golfers should bring their clubs as there is a golf club just a 10 minute drive from the villa.
- If you want help relaxing the owner can assist you with details of the local Wellness Spa, offering a full range of treatments.

## What you should know...

- A hired car is essential; ideally, although not essential, a four wheel drive suitable for some hilly and offload terrain as this home is situated down a rural track of four hundred and fifty meters
- Smaller children will need to be monitored by the pool area

# Terms & Conditions

- Security deposit: A security deposit of £300 shall be payable to Oliver's Travels 7 days prior to departure. This shall be held as security against any damage to the property and/or grounds, damage, loss or breakages to any furniture, fittings, equipment, plant machinery or appliances in or on the property, damage or destruction to trees, plants or vegetation and any missing items in or on the property. This deposit shall be returned in full (if there is no damage) within 10 days of your departure from Corfu.
- Arrival time: Guests may check in from 15:00
- Departure time: Guests are requested to check out by 10:00. Leaving late will result in a deduction from the deposit in order to pay for the extra workload resulting from delayed departure
- Energy costs included?: All energy costs are included in the rental price.
- Linen & towels included?: Linen, bath, pool and beach towels are all included in the rental price
- Other Ts and Cs: The owner does not accept any party, hen or stag parties. The lead booker should be over 30 years of age.
- Changeover day: Friday or Saturday, in low season it may be possible to accommodate different arrangements.
- Smoking Allowed?: Guests may not smoke inside the villa, or annexes
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation, personal accidents and any accidental damage caused during your stay at the property. The Owner shall not be held responsible for any mishap or injury to the tenants or to their possessions during the rental period and The Tenant should ensure that all those on the booking form are insured for cancellation, medical expenses, loss of personal property and money, personal accident, vehicle breakdown or any other circumstances likely to prevent or affect the tenancy during the specified period
- Minimum stay: Minimum stay is 7 nights
- Internet access?: Complimentary WiFi internet is available at the villa.
- End of stay cleaning included?: End of stay clean is included. The property shall be cleaned twice a week and bed linen and towels changed twice a week. Please ensure that the property is left tidy and clean on departure. Failure to do so might result in a cleaning charge being levied. It is the Tenant's responsibility to ensure that rubbish is placed in suitable sealed dustbin bags (provided) and disposed of in community "wheely" bins on the main road. Thus avoiding bugs, ants and unpleasant odours in the villa
- Other 2: The 'tower' is ideal accommodation for a couple who want a little privacy from the rest of the group, however it's key that children aren't allowed in there without supervision. The tower roof terrace has restricted access to adults only and children aged below 18 are forbidden. When not in attendance (so as to prevent curious children from wandering up), the roof hatch must be kept shut AND locked with padlock supplied.