

# Theodore Estate

Region: Corfu Sleeps: 11 - 16

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## Overview

Perched atop a hill with breath-taking views across the Ionian Sea, Theodore Estate is one of the gems of Corfu. This stunning, spacious property boasts a main house and an intimate lodge, with plenty of room for a large group of fifteen guests, perfect for special occasions and family get-togethers.

From the moment you arrive, there is an air of romance around the property. Vines weave their way around traditional stone walls whilst the infinity pool stretches out towards the calming waters of the sea. Green shutters and beautifully hand-painted walls inside, create a charm and elegance to the villa that means you will never want to leave.

The main villa can accommodate eleven guests, with bright and spacious living areas and warm, welcoming bedrooms. An additional 6 can be accommodated in the neighbouring Theodore Lodge. The heart of the villa revolves around the stunning, open-plan kitchen and dining area on the ground floor. This charming, well-equipped room is painted in warm tones, with picture frame windows capturing the everchanging landscape on the horizon. The main living room can be found one floor up with high ceilings rising to exposed beams and large windows, allowing the natural light to flood in. There is an effortless elegance and laid-back atmosphere to this space, with large sofas that you can sink into. The striking turquoise stairs lead up from the hall to a mezzanine level, with a gallery view down to the lounge and a beautiful study offering a private oasis amongst this spacious villa.

The bedrooms are spread over all three floors, with a double and twin room on the lower ground floor along with the guest toilet. The upper ground floor offers a further en-suite double room with gorgeous sea views. There is also a single and a twin room that can share the large family bathroom. The master bedroom sits up on the first floor, with a luxury en-suite, walk-in wardrobe and direct access out to a stunning balcony, so from the moment you wake up you can stroll outside and soak in the breath-taking setting.



The Estate extends out beyond the main house, with a fabulous pavilion with a living area and playroom, There's a couple on-site who will cook and manage the villa, a kitchen stocked with whatever you wish and a wine menu.

Between each of these living spaces are a series of stunning terraces, gardens and gazebos, all carefully designed around maximising the views. Just imagine long days soothing your body in the pool, relaxing on sun loungers, and strolling around the gardens, before an evening spent under the stars, gazing out to the sea as you fire up the barbecue and dine alfresco. Every element of the Theodore Estate feels magical – a truly unique holiday home.

*\*The staff will be doing all the shopping, cooking two meals a day, serving, table clearing and kitchen cleaning. Prior to arrival please advise about any dietary preferences. Dishes are chosen from a menu, and there will be a small wine list.*

*\*\* Visit [Theodore Lodge](#) to find out more about the cottage, that accommodates further six guests. Please note the availability is subject to the lodge not being booked individually.*

## Facilities

Villa/House • Instagrammable • Modern • Sustainable Collection • **Recommended** • Vill'otel (Like a Hotel!) • Private Pool • Heated Pool • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • BBQ • Smart TV • Satellite TV • Gym/Fitness Room • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Watersports • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

Theodore Estate is a magnificent house sitting on a hilltop, boasting breathtaking sea views. It includes a main house and a lodge, being able to accommodate 11 guests.

### Main Villa

#### Lower Ground Floor

- Double bedroom with ceiling fan
- Twin bedroom with ceiling fan
- Guest toilet
- Gym (outdoor access only)

#### Upper Ground Floor

- Open-plan kitchen and dining area with middle island, seating 10 people and terrace access
- Double bedroom with en-suite shower room, air-con and sea views
- Single bedroom with air-con
- Twin bedroom with air-con
- Family shower room

#### First Floor

- Living room with high ceilings, TV area, balcony access
- Master bedroom with walk-in wardrobe, en-suite bathroom with wet room and balcony access
- Guest toilet

#### Second "Mezzanine" Floor

- Office space
- Galleried view to living room

#### Pavilion

- Living area, doors can be all opened
- Playroom
- Sofa area with television (raises from cabinet)
- Integrated music system
- Board games

#### Annexe

- Live-in staff quarters

#### Exterior Grounds

- Infinity pool with diving board
- Sun loungers and parasols



- Terrace with seating and dining areas
- Mediterranean garden
- Herb garden and outdoor shower
- Gazebo with sunbed and seating area

### **Theodore Lodge**

#### *Lower Ground Floor*

- Two double bedrooms with en-suite shower rooms and window shutters

#### *Ground Floor*

- Large open-plan living area and kitchen
- Second sitting area with huge picture windows

#### *Exterior Grounds*

- Infinity pool with Grecian steps
- Gazebo
- Sun loungers
- Dining area

### **Additional Facilities**

- Kitchen facilities in main house include hobs, oven, fridge-freezer, Nespresso machine, kettle, toaster
- Gym is equipped with rowing machine, weights, punchbag, treadmill, cross trainer
- Smart television
- Books
- Parking
- Air conditioning
- Toiletries
- Hairdryer
- Water dispenser
- Travel cot and high chair
- Piano
- Pool towels
- 2 extra beds suitable for children/teenagers

### **Accommodation Arrangements**

- 11 guests occupancy: 6 bedrooms in Main Villa
- 17 guests occupancy: 6 bedrooms in Main Villa and [Lodge](#)

Please note the 17-guests occupancy is subject to the lodge's individual availability.

## Location & Local Information

Theodore Estate offers you a stunning location, perched on a hilltop above the beautiful town of Nisaki on the picturesque island of Corfu. With breath-taking sea views from almost every corner of the villa, the location is hard to beat, setting the scene for completely relaxing holidays.

Nisaki itself sits on the northeast coast of Corfu Island, with beautiful coves and beaches dotted across the coastline. The village is peaceful and picturesque bustling with local eateries and small shops, perfect for those who want a slice of traditional Greece. The laid-back and quiet feel to the town makes it ideal for older couples and young families looking for an escape from the hustle and bustle and to enjoy the quieter side of the island. Nisaki in Greek means “little island” and according to the locals it was once a small rocky island, which joined with the mainland of the village through the years!

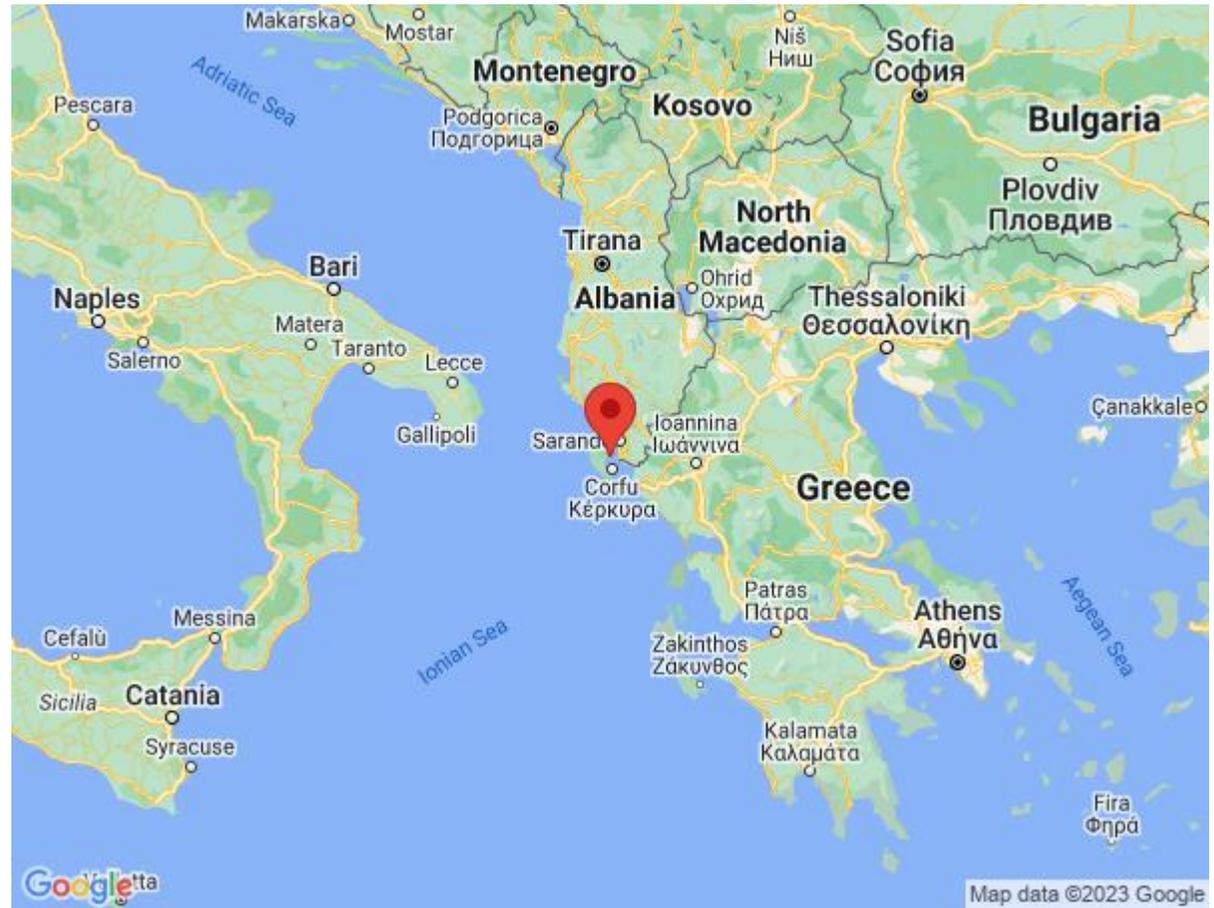
Nisaki beach is less than a 10-minute drive from the villa’s front door, as well as several others spread along the coast. The beach offers a pebbly shore with clear water and plenty of coves for you to explore – ideal for those who love snorkelling! Kalami Beach is another must-visit, just a 15-minute drive away, with its horseshoe-shaped beach and crystal-clear waters.

If you desire a livelier night out, then Kassiopi along the coast offers an insight into Corfu’s famous nightlife! With late-night bars and dance spots, you can enjoy a different aspect of the island, perfect for young adults and groups of friends that want to enjoy both sides of the island’s culture!

Corfu Town, the capital of this stunning island, can be reached in 40-minutes. You can amble around the majestic streets and soak in the beauty of this UNESCO world heritage site, spending an afternoon and evening meandering around the Venetian fortress and English Palace, losing yourself in the enchanting history of this town. The cobbled streets are filled with lively restaurants, coffee shops, bars and boutiques, all enclosed within pastel-coloured architecture, so you can’t resist but to stop and take a photo at each corner you turn!

## Local Amenities

Nearest Airport	<b>Corfu Airport (25km)</b>
Nearest Village	<b>Nisaki (3 km)</b>



Nearest Town/City	<b>Kassiopi (14 km)</b>
Nearest Restaurant	<b>Vitamins Taverna (1 km)</b>
Nearest Beach	<b>Nissaki Beach (3 km)</b>
Nearest Supermarket	<b>Aphrodite's Minimarket (1 km)</b>

## What we love

- The elegant styles throughout the entire Estate add an enchanting nature to your stay that leaves you feeling completely relaxed
- The Estate boasts some of the best views in Corfu, with the Ionian Sea providing an enchanting setting throughout your stay!
- Visit [Theodore Lodge](#)'s page for more details about the cottage
- The striking turquoise stairs featured in the main house are unusual yet beautiful
- The cooking service includes breakfast and either lunch or dinner each day, at times agreed with the staff in advance. All guests will need to eat each meal at the same sitting
- The cost of food is not included; all groceries receipts will be handed over to the client by the staff and should be paid in cash
- The villa come with two water cisterns that collect rain water - getting up to 250 cubic metres of water for the house!

## What you should know...

- The infinity pool offers unmatched panoramic views, but due to the steep drop, it is advised to keep the little ones under supervision
- The nearest shop and restaurants are within 20 minutes walk, it is good to note since it is located in a hilltop, coming back up will be more challenging! Car rental is advisable
- The somewhat steep and bendy road are 100% worth it once you reach this fantastic villa and take a moment to enjoy the views
- Two friendly cats live around the Estate outdoors area, please notify us at the time of the booking if you would prefer that the cats didn't live in the premises during your stay
- Theodore Lodge shares the drive and may be occupied by a separate party if not booked with Theodore Estate.
- The two lower ground floor bedrooms are very spacious with ceiling fans, sky lights but no direct view. They are well suited for older children and teenagers

# Terms & Conditions

- Security deposit: €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. €500 of this will be used for food cost and then any additional cost billed as per receipts.
- Arrival time: 4pm
- Departure time: 10am
- 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price. These are changed midweek.
- Energy costs included?: Yes, included in rental price.
- Internet access?: The property has complimentary Wi-fi connection. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 7 nights, shorter stays on request.
- Changeover day: Saturday from 11th June to 28th August, flexible the remainder of the year
- Pets welcome?: Pets not allowed
- Tax: Tourist tax is included in rental price
- 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: Cook and shopping service is available, to be arranged on-site
- Pool heating charge?: Pool heating is charged at €25 per day. Please book at least 7 days prior to your arrival date. This only applies to the pool in the main house, not Theodore Lodge's pool.

## Accommodation Arrangements

- 11 guests occupancy: 6 bedrooms in Main Villa only
- 15 guests occupancy: 6 bedrooms in Main Villa and Lodge