

# Villa Pavlos

Region: Lefkada Sleeps: 6 - 10

## Overview

Find your inner Zen when you stay at the architect designed secluded Villa Pavlos, set on a hilltop on the north coast of the island of Lefkada, a jewel in the Greek Ionian Sea. Cleverly combining the ultimate in luxury with the best in nature, the property enjoys uninterrupted views of ancient olive groves, the azure blue sea, and Lefkas town. This three hundred and fifty square metre detached property is set over three levels, surrounded by a local stone wall that encloses a garden populated with mature trees and local flowering shrubs, your own private swimming pool, and outdoor gym.

Villa Pavlos has four spacious ensuite double bedrooms, and can accommodate up to ten guests in some comfort and a lot of style, and is ideal for a large family gathering or friends' sharing. The villa comes complete with private parking, air conditioning, and Wi-Fi throughout, and a comprehensive entertainment system, including a home cinema. Designed by the renowned Greek architect G. Kavadas, the exterior is a pale light grey sandstone, the property is built of eco-friendly materials, the floor to ceiling windows maximise the natural sunlight, the environment is integrated into the design using local wood, blending into the grounds of the adjacent olive groves. The interiors are breath-takingly beautiful, the technology is state-of-the-art, the furnishings are the ultimate in luxury, and the décor is a pale palette of subtle and sophisticated soft colours. A holiday in Villa Pavlos will leave you feeling relaxed and refreshed.

Enter the villa at mid level, where there is a hundred square metres of the most exquisite living space, with floor to ceiling windows that reward the guest with sweeping panoramic views. The seating area has two silver grey sofas, a matching chaise longue, two armchairs, glass coffee and side tables, a forty eight inch flat screen LED television with subscription channels, a CD player, a fireplace for those cooler months and evenings, and a famous Catellani & Smith moon shaped lighting feature. There is a ten seater dining set for indoor entertaining with an Ingo Maurer ceiling light. The thirty square metre kitchen with Murano glass cupboard doors, is fully equipped with all the appliances you will need to cater for your holiday, or if you wish, you can have a private chef.

The first of the four beautifully-appointed bedrooms can be found on this level, it has a king size bed, which can be separated into two singles, a flat screen TV, an ensuite bathroom, and a fully furnished veranda. A handy guest cloakroom completes this floor. Take the stairs to the upper level, where you



will find a fifty five square metre master suite that occupies the whole floor. The bedroom has a large king size bed with a tempurpedic mattress, and a remote control massage facility, there is a flat screen TV, and ensuite facilities with separate shower, WC, and bathroom. The floor to ceiling picture windows offer magnificent vistas at all times of the day. The lower level is home to a spacious sixty metre square bedroom with a king size bed, that can be divided into two singles, and an ensuite shower room. This room can double as a playroom, with a home cinema, a Playstation 4, a DVD player and a selection of board games. The fourth bedroom is in the seventy square metre studio, which has a king size bed, an ensuite shower room, and a sitting room with a sofa, that doubles as a bed for two children. Two desk areas at lower level, with books, DVDs, CD library, and a PC, and a separate WC complete the living space.

Access the pool terrace from the mid-level living space, where you will find three hundred square metres of sea view paved and decked grounds and gardens. There is a beach entry fifty square metres swimming pool, long enough to do a few lengths before breakfast, and fabulous to position a sun lounger and tickle your toes in the water. The pool is surrounded by white cushioned sun loungers with matching shady parasols. After a swim have a work out in the fully equipped outdoor gym, Enjoy a morning coffee in the strategically placed soft seating area. Meet for cocktails on the terrace at sunset, choose from two alfresco dining areas and enjoy local delicacies freshly grilled from the barbeque.

## Facilities

Instagrammable • Modern • Self-Catered • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • <1hr to Airport • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Smart TV • Gym/Fitness Room • Indoor Games • Home Cinema • DVD • Working Fireplace/Woodburner • Heating • Parking Space • Seaview • Watersports • Sailing • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

4 bedroomed Villa Pavlos sleeps 10 over 3 levels, has a private 50m<sup>2</sup> swimming pool, gym and lots more

### Lower level

- King sized bedroom (can be made 2 singles) en-suite bathroom, has home cinema and playstation 4
- Studio, bedroom with kingsided bed, bathroom and space to sleep 2 children

### Mid Level

- Open plan living and dining area
- Fully equipped kitchen
- Double bedroom (King sized bed, can be made 2 singles) en-suite bathroom, access to veranda
- WC

### Upper level

- King sized bedroom (can be made 2 singles) en-suite shower room, open bath, large windows

### Outside

- Outdoor gym with multi-exercise machines
- Private parking
- Private swimming pool 50m<sup>2</sup>
- Outdoor shower
- Sunbeds
- Sun umbrella
- Outdoor dining & seating
- Built-in charcoal BBQ
- Gas BBQ
- Private parking
- 2 Dog Houses in a fenced area

### Other

- Air conditioning
- Wi-Fi
- Security alarm system
- Hairdryer
- Safe
- SMART TV 65 inch with satellite/Netflix
- SMART TV 50 inch/Netflix
- SMART TV 32 inch/Netflix
- Marshall Bluetooth Speaker



- Books
- Fireplace
- Baby equipment/Cot provided
- Washing machine
- Clothes Dryer
- Washing machine/Clothes Dryer
- Whirlpool appliances
- Blender
- Microwave
- Dishwasher
- Toaster
- Coffee maker
- Espresso coffee maker
- Food processor
- Juicer
- Coffee grinder
- Sofabed

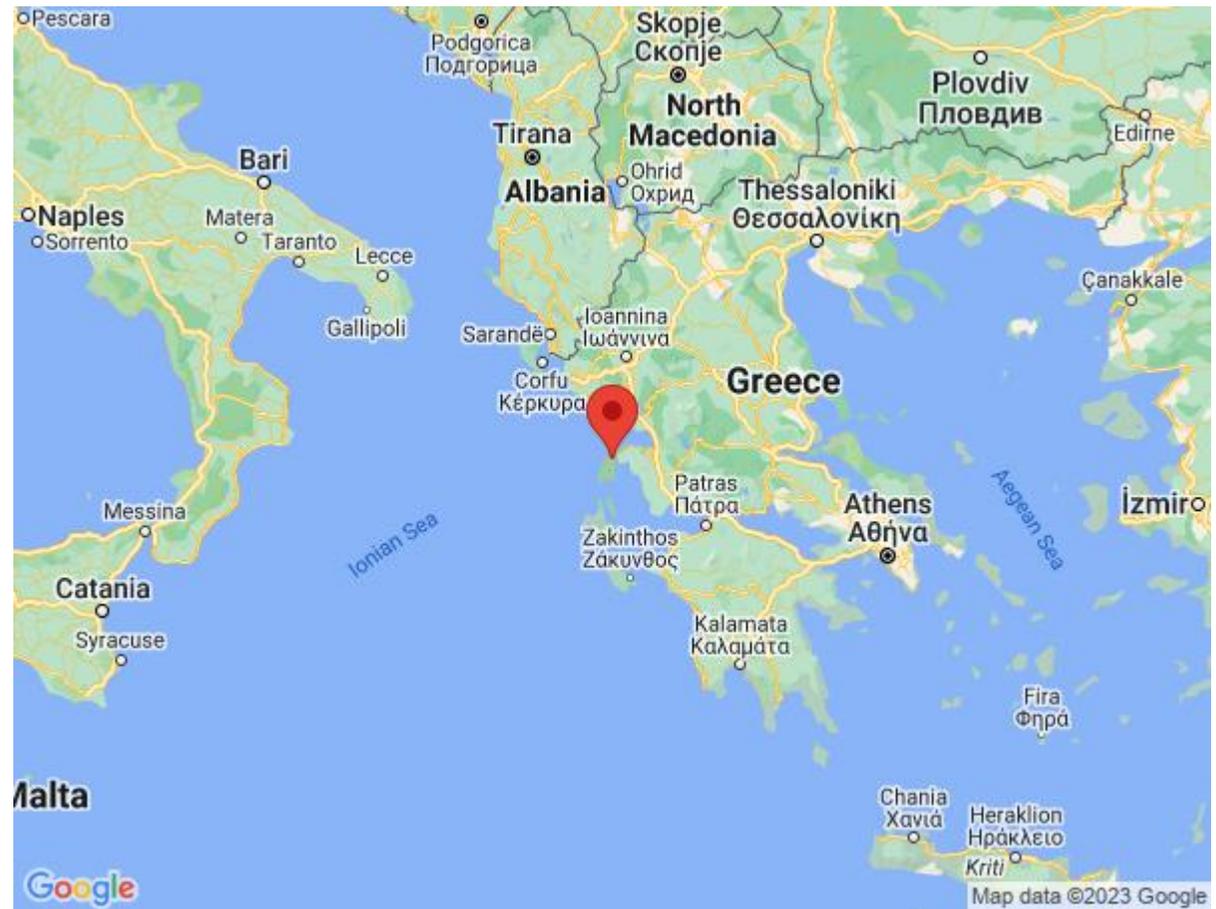
## Location & Local Information

Villa Pavlos is perched high on a hill, overlooking olive groves, blue seas, and Lefkes town, the capital of the island of Lefkada, in the heart of the Greek Ionian Sea. The villa is twenty two kilometres from the nearest international airport of Aktion in Prevaза, or you can island hop from Ithaki, Kefalonia or Meganisi. It is a short drive into the main town, where you can purchase all of the provisions you will need to cater for your holiday. The villa is located on the north of the island, where there is a causeway that connects it to mainland Greece.

Nearby and down the west coast there are many fabulous famous golden sandy beaches with crystal clear waters, most notably Agios Ioannis, Porto Katsiki, Agiofilii, Kathisma, and Egremni. Many of the beaches are organised with sun loungers and brollies, a selection of water sports, and cafes and bars. Lefkada is also famous for its dense forests and mountains; walk, trek, hike, climb or cycle these inland regions, take guided tours on well-worn tracks, as you pass the island's flora and fauna. Admire the views of Mount Elati, at one thousand one hundred and fifty metres above sea level, it is the highest peak on Lefkada. Get active with the many activities on the, including horse riding, scuba diving, fishing, tennis, or simply an in-villa yoga session, followed by a massage.

Visit the capital town of Lefkes, with its central square of Agios Spyridon, and many beautiful Greek Orthodox churches with original icons and works of the Ionian School of Painting. Walk down Mela Street, with its arcades of souvenir shops and traditional houses, before visiting the Archeological, Gramophone, and Folklore Museums. Stop at a welcoming family run taverna to enjoy some homemade meze washed down with a glass of ouzo. The picturesque fishing village of Vassilki is thirty eight kilometres from the villa, on the south coast. The area is well known for its beautiful organised beaches, and excellent water sports, particularly wind surfing. From here you can take the ferry and island hop to the Ithika and Kefalonia. Or enjoy a delicious dinner of freshly caught seafood by the sea shore. The village of Poros has verdant slopes populated with traditional two storey terracotta roofed houses, winding alleyways, a fourth century castle, and the Church of Analipsi with its icons and frescoes. See the yachts at Sivota, as you sit and watch the fishing boats unload their daily catch for the local restaurants. The village of Santa Maria is rich in the cultural history of the island, it has a tiny church, a nineteenth century castle, a fifteenth century mosque, and a Venetian Christian temple, with a stone bell tower.

For the twitchers there are the two sea lake lagoons of Lefkada, in the protected area of Divari and Ivaria, home to migratory sea birds, gulls, herons, and swans, as well as hares, foxes, and ferrets to name a few. No visit to Lefkada is complete with a boat tour of the island, and even better let the



concierge arrange your own private yacht charter with your own captain. Sail the Ionian Sea, swim and snorkel, sunbathe, enjoy lunch aboard, then embark as the sun begins to set. Visit the vineyards and sample the varieties of wine the island has to offer, and after dark dance the night away under the twinkling stars.

## Local Amenities

Nearest Airport	<b>Aktion International Airport (24 km)</b>
Nearest Ferry Port	<b>Port Nidri (18 km)</b>
Nearest Village	<b>Apolpena (1 km)</b>
Nearest Beach	<b>Agios Ioannis (5.2 km)</b>
Nearest Supermarket	<b>(4.7 km)</b>

## What we love

- We love everything about Villa Pavlos; the views are spectacular, perched on the hillside the property enjoys vistas over the adjacent olive groves, the town of Lefkas, lovely when its all lit up at night.
- This architect designed villa is in a league of its own, the clever combination of nature, technology, design, and luxury is second to none, and first impressions deliver the WOW factor!
- The floor to ceiling windows really are floor to ceiling windows around the whole property, they are superb, not just for the views they offer, but for the feat of engineering and the light they let in too
- The master suite is fabulous, occupying a whole of the top floor, it is super spacious, has great views, the luxury furnishings, especially the mattress makes the stay so comfortable, you won't want to leave
- Villa Pavlos is great for grown-ups, yet exceptionally family friendly too, with king size beds that separate to accommodate children, multi-channel TVs to keep them amused, a DVD and CD collection, a Playstation 4, a home cinema to play their favourite films, a PC for the internet, and of course the easy beach entry swimming pool

## What you should know...

- Villa Pavlos can host special events by prior arrangement, including weddings and honeymoons, and birthday and VIP parties
- The fifth bed is a sofa bed in the studio suite, suitable for two children
- We recommend hiring a car to see all the sights of Lefkada
- Whilst we welcome kids of all ages, there are many stairs around the property, both indoors and outdoors with at least three levels, so young kids' should be supervised at all times?

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 15.00
- Departure time: 10.00
- Energy costs included?: Yes, Included in rental price.
- Heating costs included?: Yes, Included in rental price.
- Linen & towels included?: Yes, Included in rental price.
- End of stay cleaning included?: Yes and mid-stay cleaning also included. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Daily 2 Hour cleaning service.
- Internet access?: Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- Pets welcome?: On request only and with prior agreement with the owner.
- Minimum stay: 7 nights
- Changeover day: Saturday or a Sunday June-September
- Smoking Allowed?: Not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.

GNT0 License number 0831K91000558501.