

Avaton Residence

Region: Avaton Resort **Sleeps: 6**

Overview

Enjoy the benefits of staying in your own luxury villa, with the services of a five-star hotel, when you vacation in the beachfront Avaton Residence, overlooking the azure waters of the Aegean Sea on the Athos Peninsula in Halkidiki, mainland Greece. This super stylish two-bedroom, three-storey villa, is part of a stunning hotel accredited by Villa Relais & Chateau. The villa can comfortably accommodate up to four adults and two children, ideal for a family or couples sharing. The property is set in the most superb grounds, planted with Mediterranean gardens and lush green lawns, and stone steps that lead down to a soft sandy beach, and the crystal clear waters of the Aegean Sea.

When you stay in Avaton Residence you get to enjoy all the facilities the resort has to offer. The hotel has a stunning seafront restaurant, and a champagne bar, with the options to dine by the seashore, in the villa, or be served lunch, or dinner by your private pool. There is a concierge service, ask and it shall be sorted. There are candlelit dinners on the beach, floating breakfast served in the pool, and sleeping under the stars. Whilst everyone can make memories to last a lifetime with private charter yacht cruises and swimming pool cinema shows.

Enter the villa at the mid level, where you find the twin bedroom, with beach view balcony and a shower room. Go downstairs to the most elegant, bright and breezy, open plan living space. The seating area has a smart grey and yellow trim L-shaped corner sofa, an armchair and footstool, a matching console and coffee table, and a flat-screen satellite television. The adjacent light wood round six-seater dining table would be the ideal spot for some impressive indoor entertaining, especially when it's cooked by your private chef. The stylish all-white kitchen boasts a induction hob, full oven, dishwasher and washing machine and comes complete with a breakfast bar with tall stools, and a very useful mini bar. The second floor is home to an exquisitely-appointed master bedroom, snuggled under the eaves of the villa. The room is dressed in the finest linens, furnished with a double bed and a walk-in wardrobe, an ensuite shower room, and a tranquil seating area with panoramic sea views.

The breathtaking tiled terrace is home to a teak-decked ladder-entry private plunge pool, with a built-in double sunbed platform. White mesh sunloungers and armchairs are strategically positioned around the pool, to admire the stunning sea views. Manicured Lawns invite you to sunbathe and catch up



with this year's best seller. A six-seater dining set is ready for feasting alfresco, then sit back and watch your favourite films by the poolside. For the romantics, sleep under the stars in a pergola-curtained double bed.

Facilities

Villa/House • Instagrammable • Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Heating • Cot(s) • Seaview • Watersports • Sailing • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

2 bed, 2 bath, 120sqm, 3 storey sea view villa, with private pool in a beachfront hotel resort, sleeps 4 adults + 2 children

Ground floor:

- Open plan living space
- Full kitchen, mini bar

First floor:

- Bedroom with two single beds t, walk-in wardrobes, shower room, beach view furnished balcony

Second floor:

- Master suite with double bed, lounge area, walk-in closet, ensuite shower room

Terrace:

- Private plunge pool with built-in double sunbed, sun loungers, seating and dining set, sea views

Additional facilities:

- Air conditioning
- Wi-Fi
- Complimentary amenities
- Bath robes, slippers
- Room service
- Electronic safe
- Daily maid service
- Concierge services
- Private chef (extra charge)
- In villa massage (extra charge)
- In villa private dining (extra charge)
- Breakfast can be served in the villa

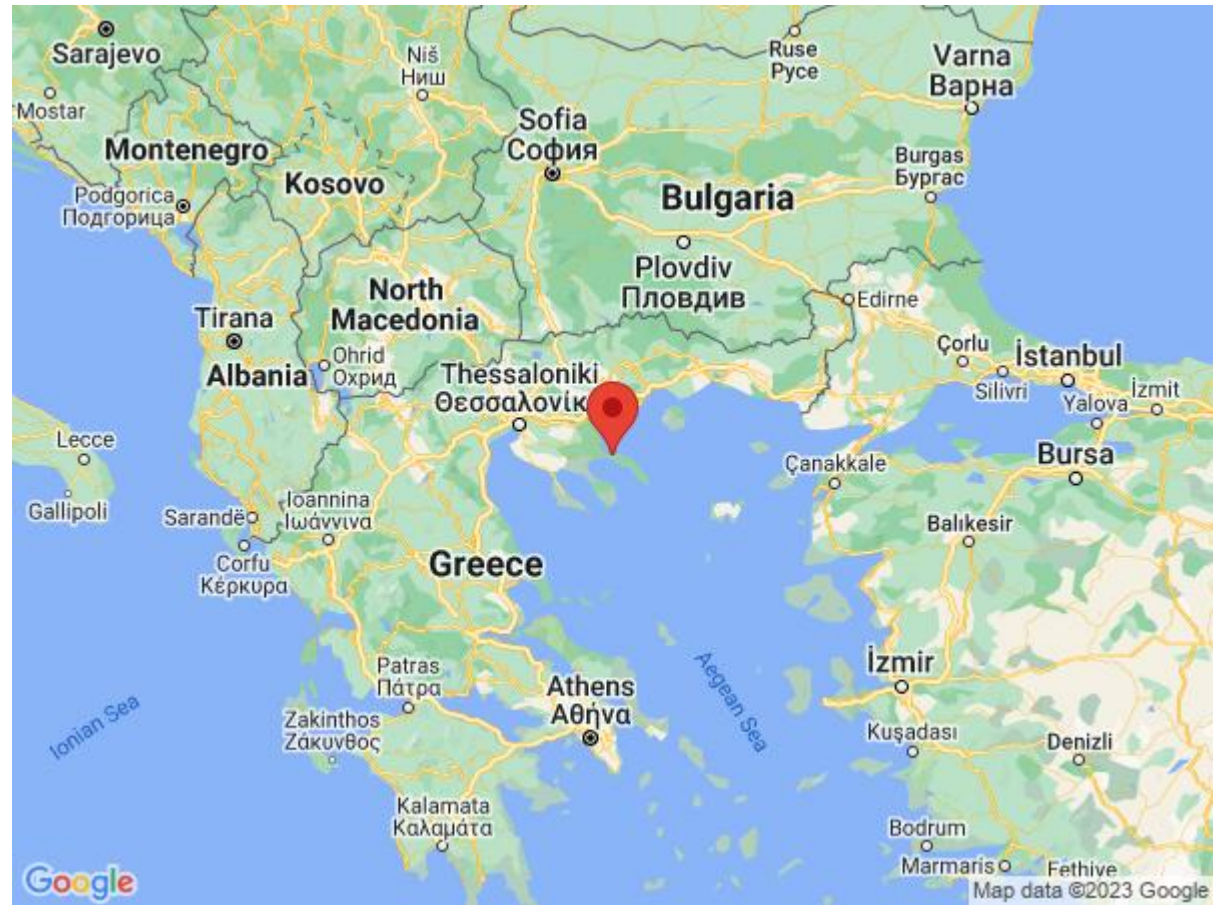


Location & Local Information

Avaton Residence is nestled in the hillside, overlooking the beautifully manicured lawns of the luxury Relais & Chateau resort, and out over the shimmering waters of Koumitsa Bay, on the Athos Peninsula in Halkidiki in northern Greece. The nearest airport to the resort is at Thessaloniki, a scenic one hundred and twelve kilometres from your holiday destination. The residence is in the most incredible setting, with sweeping manicured green lawns that cascade gently to the sandy beach of the bay, populated by the hotel's sun loungers and brollies. Dip your toes in the crystal clear waters of the Aegean, and spend the day sunbathing and being waited on. In high season there is a masseur who can treat you in the beach cabana or in the privacy of your residence.

As a guest at the property, you can enjoy all the fabulous facilities it has to offer, including breakfast served at the villa, or in the fine dining restaurant. Athos is the most easterly and quietest of the three Halkidiki peninsulas, with picture postcard golden sandy beaches, and a backdrop of ancient olive groves and pine forests. There are lots of incredible beaches to choose from, especially recommended nearby Ouranoupolis, with its Byzantine tower, dedicated to a Australian couple who bought it in the 1930's. Here you can take a cruise along the Holy Mount Athos, the sightseeing launches and sailing-ships make sea trips every day. Drive to Gerakini where you can stroll the prom and eat at one of the many popular Greek Tavernas on the seaside. Kakoudia with its unusual white shaped rocks and long wide yellow sandy beach, both sitting in the shadow of Mount Athos. The monasteries of Mount Athos can only be viewed from the water, men may visit by arrangement at least six months in advance. Charter a yacht and sail along the coastline, swim and snorkel in the warm Aegean waters, and dine aboard on freshly caught fish. Island hop to the Drenia Isles, an archipelago of six islands, with shallow waters that are superb for swimming. The other two peninsulas are worth a visit, Sithonia is fabulous for families, and nature lovers, whilst Kassandra is famous for bustling resorts, and lively nightlife.

The area is steeped in ancient history, most notably Stageria, the birthplace of the Greek philosopher, Aristotle, with a park dedicated to his life and work. The village of Olynthos is an archaeological site discovered in the 1930s with well-preserved mosaic floors, and a museum displaying the findings. Take a trip to the cave of Petralona, on the western side of Mount Katsika, full of stalagmites and stalactites, where a human skull believed to be over seven hundred thousand years was discovered, along with lots of other animal fossils. The capital city of Halkidiki is Poligiros, in the centre of the peninsula, known for its nightlife and bars, and Archeological and Folklore Museums. For something a bit more active, your concierge can arrange a hike along the trails through the local lush green forests, a day's scuba diving, a jeep safari across



the terrain to local villages, small beaches, and ancient archaeological sites, cheese tasting or best of all a wine and honey tasting tour. As dusk falls enjoy dinner served by the beach, before falling asleep under the stars in a canopied curtained bed.

Local Amenities

Nearest Airport	Thessaloniki Airport (112 km)
Nearest Ferry Port	Ferry Tripiti (6 km)
Nearest Town/City	Nea Roda (4.8 km)
Nearest Beach	Konmitsa Beach (350 m)

What we love

- We love that when you stay at Avaton Residence you get the best of both worlds, the privacy of your own villa, and the facilities of a resort
- The property is located on the beachfront, which means it's a very short walk to the sandy shore and crystal clear waters of the azure Aegean Sea
- The residence is so stylishly appointed, the furnishings are first class, the fabrics are fabulous, the fixtures and fittings are ultra-modern, and the bathrooms are beautiful
- The stunning sea views are always a winner, enjoy a coffee by the pool in the morning watching the sun rise or at night watching the stars
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What you should know...

- The villa can sleep up to a maximum of four adults, and two children, with the beds on the first floor converting into doubles
- Women and children cannot visit Mount Athos, men may do so by arrangement at least six months in advance
- The setting and service is so spectacular, you may not want to leave the resort, but if you do we recommend hiring a car as there are no shops close by
- The food is pretty amazing, but if you'd like to cook in your villa pans and cooking equipments will be brought on request

Terms & Conditions

- Security deposit: There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost
- Arrival time: 16.00
- Departure time: 10.00
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, and pool towels included in rental price
- 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.
- 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.
- Minimum stay: Low season - 3 nights High season - 5 nights
- Smoking Allowed?: Not permitted
- Pets welcome?: Not allowed
- 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.
- Other 3: Breakfast may be booked for a supplement of €21 pppn, or half board for €50 pppn ('23 prices)