

# Dodona Villas

Region: Sivota **Sleeps: 8**

## Overview

Nestled on a rocky hillside just minutes away from the enchanting village of Sivota, Villa Dodona promises a lavish and rejuvenating vacation experience like no other. The villa sits on an exclusive private estate along with three other villas enjoying blissful panoramic views of the Ionian Sea. Villa Dodona is the first villa, closest to the sea. This 120-square-metre haven boasts four bedrooms, each with its en suite bathroom. It is perfect for families or holidays with your favourite friends. With a well-equipped kitchen, indoor and outdoor lounges and dining areas, a floor heating and cooling system, natural aeration and the wonderful sparkle of natural Sivota light, this villa is the epitome of luxury. Villa Dodona is eco-friendly, 99% self-sufficient with solar power and a self-contained water and purification system, sourced from the pristine waters of the Acheron River.

The villa's location is truly captivating, with breathtaking panoramic views of the Ionian Sea and the islands of Corfu, Paxos and Antipaxos. Just a short drive away from the best beaches on the Ionian Riviera, Villa Dodona allows you to connect with nature, engage in outdoor activities and immerse yourself in high-end design. Sivota's fabulous beach and quayside are just minutes away. Just a little further away are the breathtaking Mikri Ammos and Megali Ammos beaches with their impressive array of outstanding waterfront restaurants and bars. A little further afield, you can enjoy the magic of Parga, Ioanna and the mountain villages of Zagoria. Off the coast of Sivota are the three beautiful islands of Mourtemeno, Agios Nikolaos and Bella Vraka, all mesmerising spots.

Upon arrival at this tranquil sanctuary, guests are greeted with a warm Greek embrace in an artful, minimalist setting that perfectly complements the awe-inspiring views of the Ionian Sea and the mountains. The villa's architecture, crafted with meticulous precision, showcases the region's rich history, with thick stone walls evoking a sense of protection and prestige. Local stones, including precious quartz found during construction, have been thoughtfully integrated into the villa, further connecting it with its natural surroundings. The surrounding landscape is adorned with native plants, enhancing the ecological consciousness of this luxury villa. This is a place where nature and design harmoniously coexist.

Within, the villa enjoys clean lines, a contemporary colour scheme of grey and white and an abundance of windows that allow the unique sparkle of Sivota's



light to fill the space. It exudes effortless style, making every moment a celebration of chic and luxurious living. Villa Dodona places great emphasis on promoting wellness and relaxation. Guests enjoy Coco-mat mattresses designed for optimal rest and fabulous yoga, meditation and relaxation spaces. Guests can unwind at the private infinity pool while enjoying natural sound therapy and 180-degree views of the Ionian Sea.

The contemporary living space is open plan in design with super cool seating, a sleek brilliant white kitchen and an island with a breakfast bar. It enjoys a superb double-height aspect and direct access to the terrace. The bedrooms are spread throughout the villa, all capsules of contemporary cool with sumptuous beds that offer flexible sleeping arrangements, minimalist design and exquisite bathrooms.

The terrace is superb, offering sublime views that mean you never miss a moment of coastal bliss. The pool is incredibly inviting, as are the trendy luxury loungers where you can relax with your holiday books. You can dine alfresco with a stunning view, enjoying the twinkling lights of the offshore islands. Dodona Villas is surrounded by beautifully landscaped gardens sprinkled with lavender, laurel, rosemary, oregano and chamomile, enhancing the natural beauty of the mountain stone surroundings.

This wonderful villa beckons those seeking the perfect blend of luxury, relaxation and nature. Its commitment to sustainability and eco-friendliness sets it apart as a truly unique and unforgettable destination on the Ionian Riviera.

## Facilities

Villa/House • Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Washing Machine • Tumble Dryer • Electric Car Charger • All Bedrooms En-Suite • Smart TV • Parking Space • Seaview • Watersports • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

4 bedroom villa with private pool and sea views

### Lower Level

- 2 double bedrooms with en suites (or 4 singles)

### Ground level

- Living and dining area
- Fully equipped kitchen
- Double bedroom with en suite

### Upper level

- Double bedroom with en suite
- Private deck

### Exterior

- Infinity pool
- Sea views
- Dining area
- Sunbeds
- Private parking and car charging stations

### Additional Facilities

- Wi-Fi
- Cooling and heated floors
- Self-contained water and purification system
- Antibacterial tiling
- Cocomat mattresses
- Smart TVs in all rooms
- Washer and dryer
- Luxury bathroom essentials (shampoo, conditioner and shower gel)
- Linen and towels
- Kids accessories (high chairs, strollers, baby cots with linens and towels, provided upon request)





## Location & Local Information

The beautiful Dodona Villa's are located in an exclusive spot on the hillside, moments from the vibrant, beautiful town of Sivota. Private sea taxis can take you from Sivota to the gorgeous island of Paxos in thirty minutes and Preveza airport is roughly an hour from the villa. Alternatively, you can fly to Corfu and take a ferry over to this dreamy destination if you fancy a combination holiday.

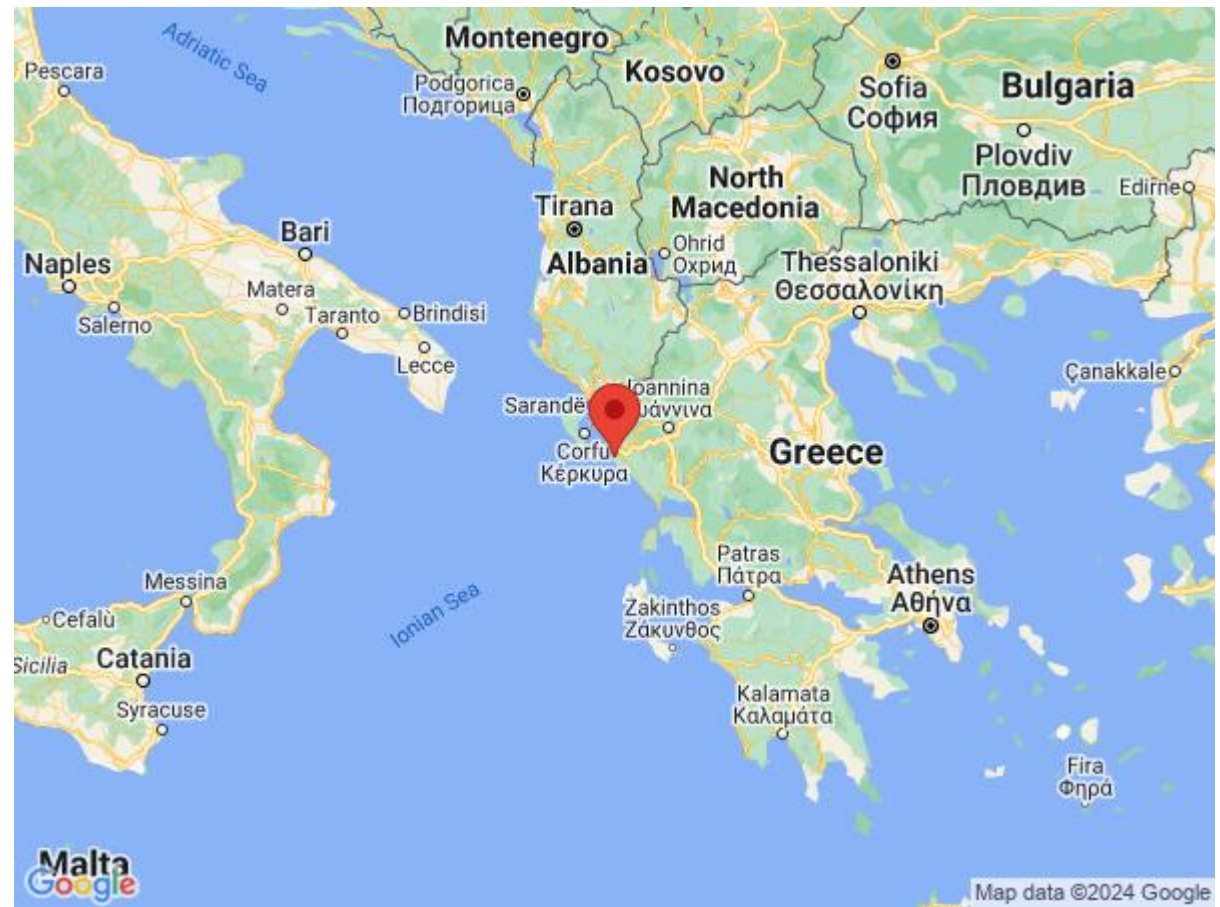
Sivota is a magical spot for people watching, waterside dining and enjoying boat hire and other entertainment. Located in a sheltered bay, sandwiched between hills covered in fragrant pines, cypress and olive trees and the deep blue Ionian Sea, Sivota enjoys super views, stunning beaches and a bustling harbour with its quayside lined with charming bars and unique shops. There are excellent beaches nearby. Bella Vraka, on the islet of Mourtemeno, can be reached by foot via a sandy causeway. It offers a unique and idyllic setting for a lazy beach day. The stunning Mikri Ammos Beach is within easy reach and boasts one of the best beach clubs in the area. You will receive five-star treatment and relax on the most beautiful day beds, eat delicious food and sip the most amazing cocktails. There are also some amazing, atmospheric waterfront tavernas at the beach.

In this gorgeous region of mountains, rivers, forests and picturesque villages, the Riviera of Epirus also enjoys an interesting history that goes back to ancient times. Approximately a one-hour drive from Sivota, the Acheron River is a haven for outdoor enthusiasts. You can hike along the riverbank, go horseback riding or even try river trekking and kayaking in its crystal-clear waters.

The magical coastal resort of Parga is just south of the villa, one of the favourites of Epirus. Parga enjoys a beautiful setting with gorgeous, colourful houses built on the slopes of a mountain and breathtaking sea views. The Old Town is sprinkled with quaint shops and excellent restaurants. Parga boasts exotic sandy beaches with turquoise, warm waters and a splendid natural landscape. On the top of a lush hill above Parga Town sits the ruins of a Venetian castle and at the entrance of the port is a beautiful white church.

The charming village of Perdika is just one of many atmospheric, traditional mountain villages that you will discover. The Agia Paraskevi Monastery is nestled amidst lush greenery, providing a serene escape. The stunning views from the monastery are worth the visit alone. In addition, you can easily visit the island of Paxos and its famous Blue Caves.

Sivota's mix of natural beauty, historical sites and water-based activities makes it a versatile and captivating destination. Whether you're seeking relaxation on pristine beaches, adventure in the great outdoors or a taste of



Greek history and culture, Sivota has something for everyone.

### Local Amenities

Nearest Airport	<b>Ioannina National Airport</b> (103 km )
Nearest Ferry Port	<b>Igoumenitsa Ferry Port</b> (23.4 km )
Nearest Village	<b>Syvota</b> (1.5 km )
Nearest Beach	<b>Gallikos Molos Beach</b> (Gallikos Molos Beach)
Nearest Restaurant	<b>Greek Restaurant Sivota</b> (1.2 km )
Nearest Supermarket	<b>(1.4 km )</b>

## What we love

- Dodona Villa's enjoys clean lines and a cool vibe that encourage you to embrace the calm
- The villa's location is on a small, exclusive, private estate with sensational views of the Ionian Sea and the islands of Corfu, Paxos and Antipaxos is heavenly
- The villa is 99% self-sufficient, enjoying solar panels, a self-contained water and purification system sourced from the pristine waters of the Acheron River, an excellent floor heating and cooling system and wonderful use of eco-friendly materials

## What you should know...

- All four villas on the complex are exactly the same, the only thing that differs is the arrangement of the outdoor space, with one that is handicap accessible please enquire.
- The sumptuous beds can be set up as doubles or single beds, allowing for flexible sleeping arrangements
- Please let us know if you are interested in any special arrangements such as private chefs, villa pre-stocking, boat hire etc

# 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: 15.00
- Departure time: 11.00
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, 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: 3 nights 5 nights between 10th and 21st of August
- Changeover day: Flexible
- 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.

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €10 per night per unit

November-February €4 per night per unit