

Villas Sutton

Region: Sivota **Sleeps: 4**

Overview

Perched high on the scenic climbs of a mountain above Sivota boasting breathtaking views across the Ionian Sea to Paxoi and Corfu, these villas combine the ease of a resort escape with the peacefulness of a private retreat. Villas Sutton consists of three individual apartments, each boasting 2-bedrooms and accommodating up to 4 guests in the utmost of Grecian magic and tranquillity.

Upon entering these villas through a naturally built tunnel, guests emerge into a cave-style design where an open-plan living area is bathed in natural light flooding in through large windows. Furnished with a plush sofa, smart TV, and a dining setting (for 4), these living areas are warm spaces to gather and channel guests toward the outdoor terrace and pool.

The fully equipped kitchen ensures culinary enthusiasts can make many a memorable meal. Featuring state-of-the-art appliances and ample counter space this compact kitchen can sustain your escape whether you're tossing together a Greek Salad or preparing a holiday feast for family and friends.

On either side of the living room guests will find two modern bedrooms, each boasting a double bed and ensuite bathrooms with walk-in showers. Like the living room, both bedrooms in each villa feature stunning views across the Ionian Sea where spectacular sunsets set the sky alight.

Heading out onto the terrace reveals a sumptuous private infinity pool, sun loungers, and an al fresco dining setting that sits majestically above the Ionian Archipelago. Pop the cork on a local bottle of wine, slip into the swimming pool, and gaze over the rich canvas of this pristine coastline.

These three identical villas are each a haven high above Sivota. With their range of modern comforts, alluring swimming pools, and unbeatable panoramic views, these villas are breathtaking escapes for families or groups of friends.



Facilities

Villa/House • Modern • Private Pool • Ideal for Kids • Ideal for Teens •
Wi-Fi/Internet • Air-Con • Washing Machine • Safety Deposit Box •
Hairdryer • Smart TV • Heating • Seaview • Sailing • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •
Historical Sites • Boat Trips

Interior & Grounds

The Villa

Villas Sutton are modern 2-bedroom villas, sleeping up to 4 guests. They have a fabulous position, just five minutes from the famous beach Mikri Ammos and ten minutes from the village of Sivota.

Interior

- Living area with terrace access
- Fully-equipped kitchen with dining facilities
- Bedroom with double bed and en-suite shower room
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Exterior Grounds

- Private infinity pool
- Terrace
- Sun loungers

Additional Facilities

- Wi-Fi
- Smart TV
- Washing machine
- Hairdryer
- Safe
- Parking



Location & Local Information

The village of Sivota (10-minute drive) is situated in a picturesque harbour brimming with pretty beaches and boats bobbing in the breeze. Every day local fishermen bring in the day's catch which can be enjoyed at any number of local tavernas. This is a coastal town that epitomises the laid-back lifestyle, so take a stroll along the waterfront, take a peak inside local boutiques and bars, and generally take it easy.

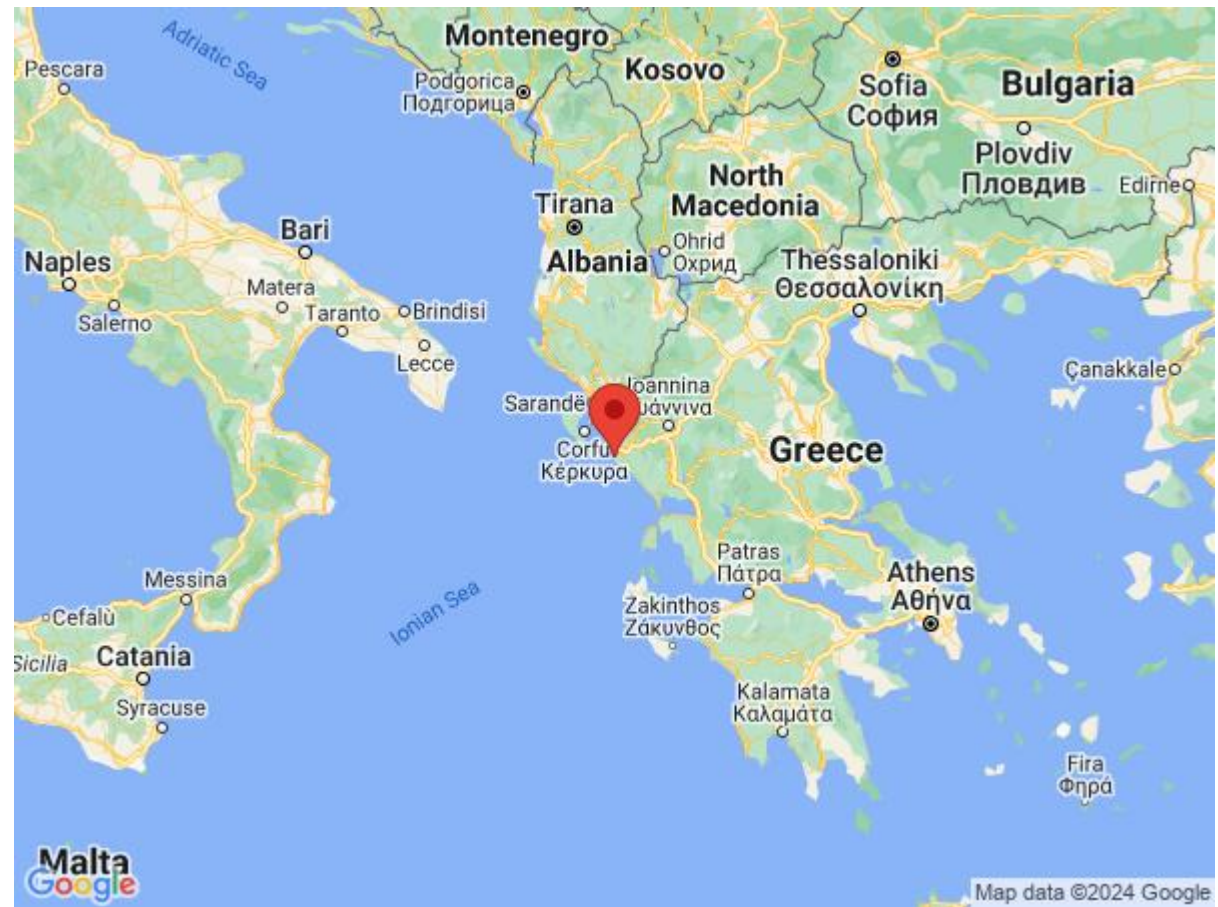
The nearby beaches and beach clubs offer a bevy of water sports including water skiing, wakeboarding, kayaking, sailing, snorkelling and more. Mikri Ammos Beach (2-minute drive) is a large, sandy beach which also boasts water sports including jet skiing and a host of beachfront restaurants. Up and down the Epirus Coast is a variety of picture-perfect harbours, secluded coves and endless sandy beaches. Set out with adventure in your heart and you'll never be disappointed by what you find along this serrated coastline.

Parga (30-minute drive) is a bustling coastal resort town known for its Venetian castle and steep streets brimming with seafood restaurants. The promenade is also a stunning setting for a stroll.

The village of Glyki (40-minute drive) is home to the dramatic Acheron Gorge where you can trek or horse ride along sheer cliffs and through turquoise waters. Better yet, take a rafting trip down the mythical River Styx (actually the River Acheron).

Zagoria (60-minute drive) is a spectacular mountain region made up of a national park and a host of traditional villages where you'll find distinctive architecture including Byzantine churches. What is more, the region is one of Europe's last wildernesses and boasts stunning natural wonders including Vikos (the deepest gorge in the world). The 700m-deep gorge can be walked in a full day but there is also a range of viewing points and shorter hikes available.

Of course, there is ample opportunity to discover the litany of beautiful islands off the coast, including the world-famous Paxos and Corfu. Local ferries regularly make the trip so getting back and forth is little problem, but you can also hire private boats or guides if you'd like to really come to grips with the archipelago.



Local Amenities

Nearest Airport	Aktion International Airport (93 km)
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Nearest Ferry Port	Igoumenitsa Ferry Port (24.7 km)
Nearest Village	Syvota (2.7 km)
Nearest Beach	Mikri Ammos Beach (1.5 km)
Nearest Restaurant	(1.9 km)

What we love

- These villas are ideal for families or groups of friends thanks to their separate but interconnected design. Enjoy your seclusion without sacrificing togetherness with your family and friends
- Sumptuous swimming pools and al fresco dining areas are simply stunning, especially as the sun sets across the panoramic views
- Modern comforts and a cave-style design ensures the combination of timeless Grecian design with contemporary opulence

What you should know...

- Swimming pools are unfenced so please be mindful of children at play

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, 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: 7 nights
- Changeover day: Flexible
- Pets welcome?: Not allowed
- 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.

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