Residence Kardia

Region: Halkidiki **Sleeps:** 8

Overview



Residence Kardia is a Grand Suite with a private pool within a small boutique complex nestled in a privileged rural location near Paliouri in the south-east of the Halkidiki peninsula of Kassandra.

The splendid Residence Kardia occupies the prime spot and carries massive WOW factor.

The first sighting of your dream holiday villa as you arrive will be of the immaculately maintained grounds. Box hedges separate the lush green lawns from the terrace and pool. Your eye will catch the first of many ancient Greek features incorporated into the contemporary design continued throughout the property — the terrace lights sitting on pure white columns, striking by day, oh so fabulous at night. One access to the freshwater infinity pool is through a feature white arch, the other from a magnificent set of steps leading down from the main entrance to the villa. The outside dining area is perhaps the most outstanding feature, the large table for 8 set within eight large white columns at the right-hand side of the covered upper terrace, the seating arranged in such a way that you look out over the beautiful Toroneos Bay towards Mount Athos.

Stepping inside, you enter a large open plan room cleverly divided to allow separation between living and eating space. The main lounge area is divided by a feature fireplace with double-sided open fire, the inner section, an end of the day relaxing space has an extra-large curved sofa (which can be converted to sleep two additional guests) and occasional tables, while the terrace entrance area has slightly more formal seating in front of a set of 3 large glass doors opening onto the lavishly furnished covered terrace. The fully fitted kitchen and indoor dining area are accessed through a large arch. Local stone has

been used as feature decoration on the walls and floors, giving a warm feel throughout.

The master bedroom is furnished exquisitely, with ornate bedframe, fabulous drapes and extensive wardrobe space and French doors opening onto a terrace with garden view. The second bedroom has delightful twin day beds, again elegantly furnished. There is a shared bathroom with large mosaic-tiled shower area, wash hand basin and toilet.

Facilities

Boat Trips • Cycling • Watersports • Ideal for Kids • Air-Con • Private Pool • Maid Service Included • Wow Factor • Ideal for Teens • Cots (Cribs) • Pets on Request • Walk to Beach • Beach Nearby • Modern • Ground Floor Bed & Bath • Shared Pool • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Satellite TV • Transfers Available • On-Site Concierge • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Residence

Residence Kardia is a modern and peaceful villa that offers all the comforts that you may need. There are two bedrooms and it sleeps four guests.

Ground Floor
- Large open-plan living area with fireplace and outdoor access
- Well equipped kitchen with dining area
- Double bedroom
- Twin bedroom
- Shower room

Exterior Grounds
- Private swimming pool (12x5.5m)
- Sun loungers
- Veranda with seating area
- Pergola with alfresco dining area
- Barbecue area
- Bar area
- Large garden

Additional Facilities
- Access to shared swimming pool
- Air conditioning
- Wi-Fi
- Cable-Satellite television
- Hairdryer
- Iron and ironing board
- Pool and beach towels
- Safe deposit box
- Sofa bed

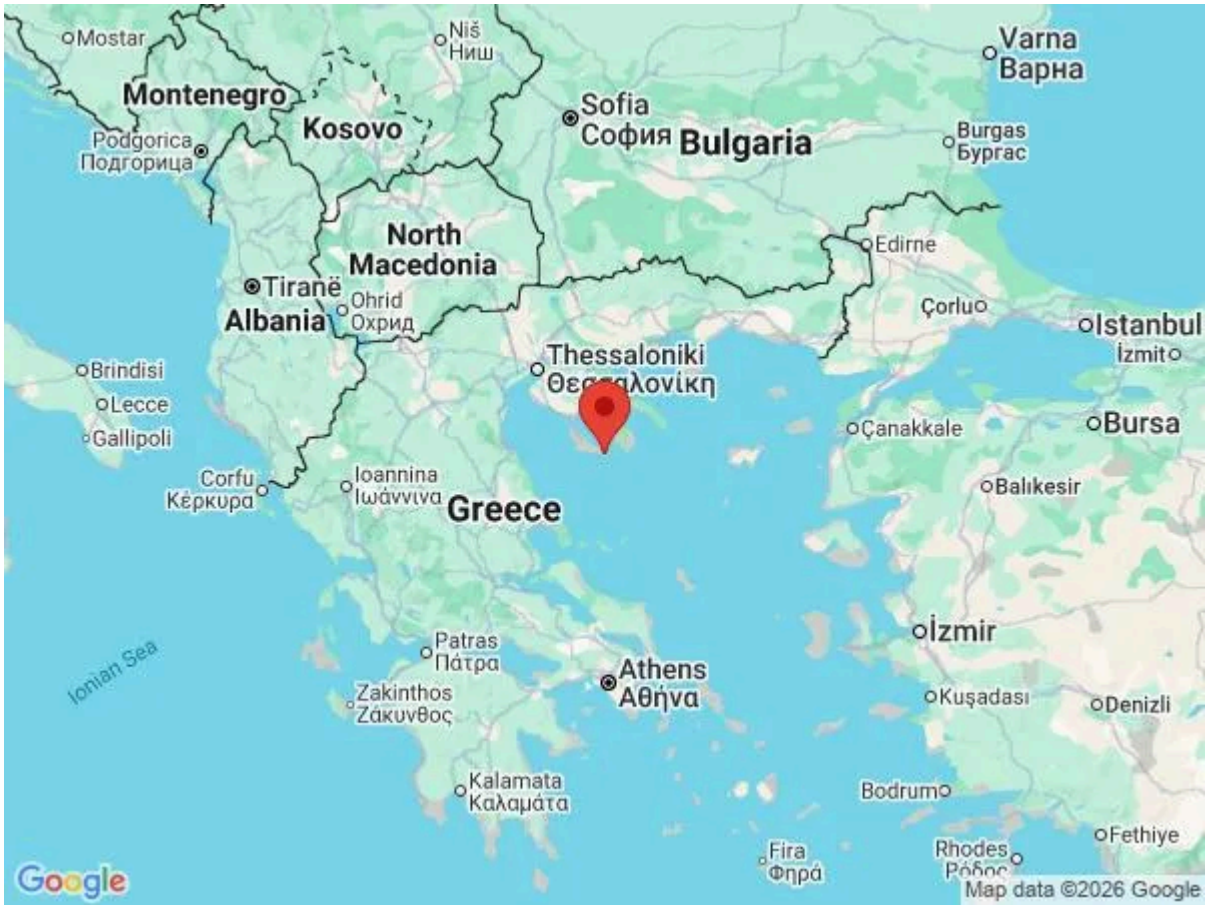
Location & Local Information

Kassandra peninsula is famous for its many stunning beaches, a feature of which is the gentle pine-clad slopes that reach down to the sandy shores. You won't have to go far to find one. Chroussou beach, possibly the most beautiful beach in Kassandra is very close by. It is very popular during the day for its clean sand, shallow waters and the availability of water sports. It also has a great reputation as a fun place to go in the evening to enjoy an evening meal at one of the many tavernas, visit the beach bars and dance the night away.

A completely different beach experience is that of Possidi cape the very southernmost point of the Kassandra peninsula. Here there are no loungers, tavernas or beach bars, just you and what you take with you for the day. It is very exposed with little in the way of natural shade so please take your sunscreen! The Possidi cape has fabulous views over to Sithonia and mainland Greece, in the evening as the sun sets down, there can be few better places to be.

At the end of Possidi beach stands a charming old whitewashed lighthouse. When it was built in 1864, the lighthouse stood very near to the water but now the sea has backed away. The lighthouse is still in use today and has a delightful small flower garden next to it, adding to its charm.

For something completely different, a trip up the west coast to Sani, once an ancient Greek city, is an absolute delight. Of course, it too has a fabulous beach! Visit the local shops, café's, tavernas and the magnificent Sani Marina, one of the best-kept secrets of the Aegean. With fabulous designer shops and restaurants around the Piazza, you almost forget to look at the myriad of boats and yachts in the water!



Local Amenities

Nearest Airport	**Thessaloniki International Airport (108 km)**

Nearest Village	**Paliouri (3.5 km)**
Nearest Town/City	**Pefkochori (12 km)**
Nearest Restaurant	**Navagos Beach Restaurant (300 m)**
Nearest Beach	**Public Beach (100 m)**
Nearest Supermarket	**Supermarket Paliouri (3.5 km)**

What we love

- The freshly prepared breakfast that is served daily
- The beautiful and secluded private beach, exclusive to the guests of this small boutique resort - you even have designed sun loungers there
- A large private pool and seating area, which is the perfect location to enjoy the peaceful surroundings

What you should know...

- You can access the beach and a local restaurant by walk, but it is reccommended to hire a car to access the village and other amenities
- The residence is part of a boutique complex of villas and residences, having access to a shared pool and snack bar
- The villa has vast gardens, however it is not very private, as the grounds are adjacent to the access road to the resort

Terms & Conditions

- **Security deposit:** Credit card details will be requested as a guarantee

- **Arrival time:** 2 pm

- **Departure time:** 12 pm (noon)

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Baby cot and high chair are available on request

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Smoking Allowed?:** Not permitted

- **Minimum stay:** 3 nights - low/mid season 5 nights - high season

- **Internet access?:** Wi-Fi internet access included in rental price

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

March-October €15 per night per unit

November-February €4 per night per unit