Exi Estate

Region: Elounda **Sleeps:** 16

Overview

Set directly on Crete's beautiful eastern coastline, Exi Estate is an exceptional private waterfront retreat where space, character and warm hospitality come together. With magnificent gardens, an infinity pool, private tennis court and direct access to the sea, the estate feels wonderfully secluded, yet is just a short drive from sophisticated Elounda.

What makes Exi Estate particularly special is its atmosphere. This is a much-loved home rather than simply a luxury holiday property, filled with original artwork, antique furnishings and thoughtfully collected pieces. Equally memorable is the estate's attentive team, whose warm, intuitive service helps make every stay feel effortless and personal.

The main living spaces are elegant yet inviting. At the heart of the house, comfortable sofas gather around an extraordinary 600-year-old working fireplace, while doors open onto the surrounding terraces and gardens. An impressive library houses an extensive collection of books alongside a Steinway grand piano, creating another characterful space in which to relax.

The generous kitchen enjoys views towards both the sea and mountains and is superbly equipped for guests who enjoy cooking. Alternatively, a private chef can be arranged to prepare memorable meals to enjoy in the elegant dining room or outside on one of the estate's beautiful terraces.

Eight bedrooms are spread across the main house and a separate two-bedroom guest cottage, giving larger families and groups the rare luxury of both shared spaces and privacy. The principal suite occupies a privileged position on the upper floor, with a king-size bed, private sea-view balcony, en-suite shower room and separate bathroom with Jacuzzi. A further double and twin bedroom on this floor each have their own en-suite bathroom and balcony, with views stretching across the sea, olive groves and mountains.

On the lower ground floor, two twin bedrooms form a private suite with a shared living area, bathroom and terrace, while another double bedroom has its own living space, en-suite bathroom and generous terrace. The independent guest cottage provides a further double and twin bedroom, both en-suite, and is particularly well suited to grandparents, a second family or guests seeking additional privacy.

Life at Exi Estate naturally gravitates outdoors. Terraces extend from almost every level of the house, creating places for quiet morning coffees, long lunches and relaxed evenings overlooking the Mediterranean. At the centre is the striking 12m x 6m infinity pool, surrounded by sun loungers and mature gardens, with ancient olive trees reinforcing the estate's unmistakably Cretan character.

Guests can dine alfresco beside the pool or on the elevated terrace, play on the private tennis court or enjoy a leisurely game of boules. For 2027, the









estate is also planning to introduce table tennis, padel, pool volleyball and pool basketball, adding even more choice for families and groups.

One of Exi Estate's most distinctive features is its picturesque Greek Orthodox chapel, tucked away within the grounds and enjoying panoramic views across the sea. Full of character and sense of place, it also provides an enchanting setting for an intimate Greek wedding.

Continue through the gardens and you eventually reach the water itself. Here, a private sunbathing platform sits immediately above the sea, with steps leading directly into the clear Mediterranean waters – a wonderfully secluded spot for an early morning swim or an afternoon by the water.

Despite this sense of privacy, Exi Estate is exceptionally well placed. Porto Elounda Golf & Spa Resort is around a kilometre away, while the restaurants, boutiques and waterfront atmosphere of Elounda are approximately ten minutes by car. Private tennis and swimming lessons can also be arranged at the estate.

Grand without being formal and luxurious without losing its warmth, Exi Estate offers something increasingly rare: the privacy and facilities of an exceptional Cretan estate combined with the feeling of being welcomed into a beautiful home.

Facilities

Recommended • Historical Sites • Air-Con • Sailing • Golf Nearby • Tennis Court • Scuba Diving • Boat Trips • Canoeing/Kayaking • <1hr to Airport • Villa • Weddings • Private Pool • Working Fireplace/Woodburner • Cots (Cribs) • Ideal for Teens • Chef/Cook Available • Wow Factor • Dry Hire Option • Marquee Hire Permitted • Licensed for Marriage • Has Discount • Has Offer • Special Offer • Chapel on Site • Pets on Request • Maid Service Available • Outdoor Ceremony • All Bedrooms En-Suite • Instagrammable • Beach Nearby • Modern • Flexible Catering Options • Parking Space • Allow Ceremonial Fire • Heritage Collection • Waterfront • Wi-Fi/Internet • Seaview • Allow External Caterers • Allow Fireworks • BBQ • Seafront • Rural Location • No Corkage • No Curfew • Washing Machine • Indoor Reception Available • Nearby Church/Chapel • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Laptop Friendly Workspace • Games Room • Garage • DVD • Tumble Dryer • Dishwasher • Satellite TV • Heating • Water excursions/Boat trips • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Breakfast Available • Board games • Climbing frame • Boules/Petanque • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Exi Estate is a majestic property, with beautifully landscaped exterior grounds and tastefully decorated interiors. There is capacity for up to 16 guests.

Lower Ground Floor
- Two twin bedrooms (can be made Kingsize) with shared living room and bathroom, and access to covered terrace and private garden
- Superking-size bedroom with en-suite shower room, seating area and private garden
- Games room with Satellite TV, pool table and access to pool area
- Utility room

Ground Floor
- Front hall on mountain side leading to a sundrenched living room with a 600-year-old working fireplace, high ceilings and access to outdoor terrace
- Study/library with a balcony with sea and mountain views
- Dining room seating 12 and has access to outdoor terraces
- Large fully equipped kitchen overlooking the pool, with a table seating 8-10 and sea and mountain views on three sides
- Laundry room and pantry
- Guest toilet

First Floor
- Master bedroom with a Kingsize bed, large porch, fireplace, a private balcony and two en-suite bathrooms - one with a large shower room and the other with a Jacuzzi bathtub
- Kingsize bedroom with en-suite bathroom and balcony
- Twin bedroom (can be made Kingsize) with en-suite bathroom and balcony

Independent Guest Cottage (underneath tennis court)
- Open-plan kitchen, dining and living area
- Double bedroom with small en-suite shower room
- Twin bedroom with en-suite shower and bath

Exterior Grounds
- Infinity swimming pool (12x6m)
- Sun loungers
- Shaded veranda with alfresco dining area
- Private wood deck by the sea with loungers, parasols, drinks fridge and ladder into sea
- Changing room, toilet and shower room
- Patio with marble table seating 12 with sea views
- Seating areas
- Davis Cup size tennis court
- Boules court
- Greek Orthodox Chapel
- Olive grove
- Garden
- Parking

Additional Facilities
- Air conditioning









- Television
- Heating
- Washing machine
- Dryer
- Iron and board
- Dishwasher
- Tennis and petanque equipment on request
- Boston grand piano
- Wi-Fi
- Fax/printer
- Book collection
- Pool toys and sunscreen

Location & Local Information

Tucked on the eastern coast of the superb island of Crete, Exi Estate promises a perfect location to enjoy a little of the local flavour, not to mention breath-taking sea views!

Just a 10-minute drive away is Elounda, once a small fishing town and now a picturesque area that attracts a range of celebrities – and it's not hard to see why! 4 and 5-star resorts and villas aplenty create a thriving social scene and an excellent array of tourist infrastructure – yet its relatively recent rise to fame ensures a greater sense of peace. The locals, like across much of Greece, are tremendously friendly and welcoming and will ensure you can enjoy this spectacular spot on the coastline with joy.

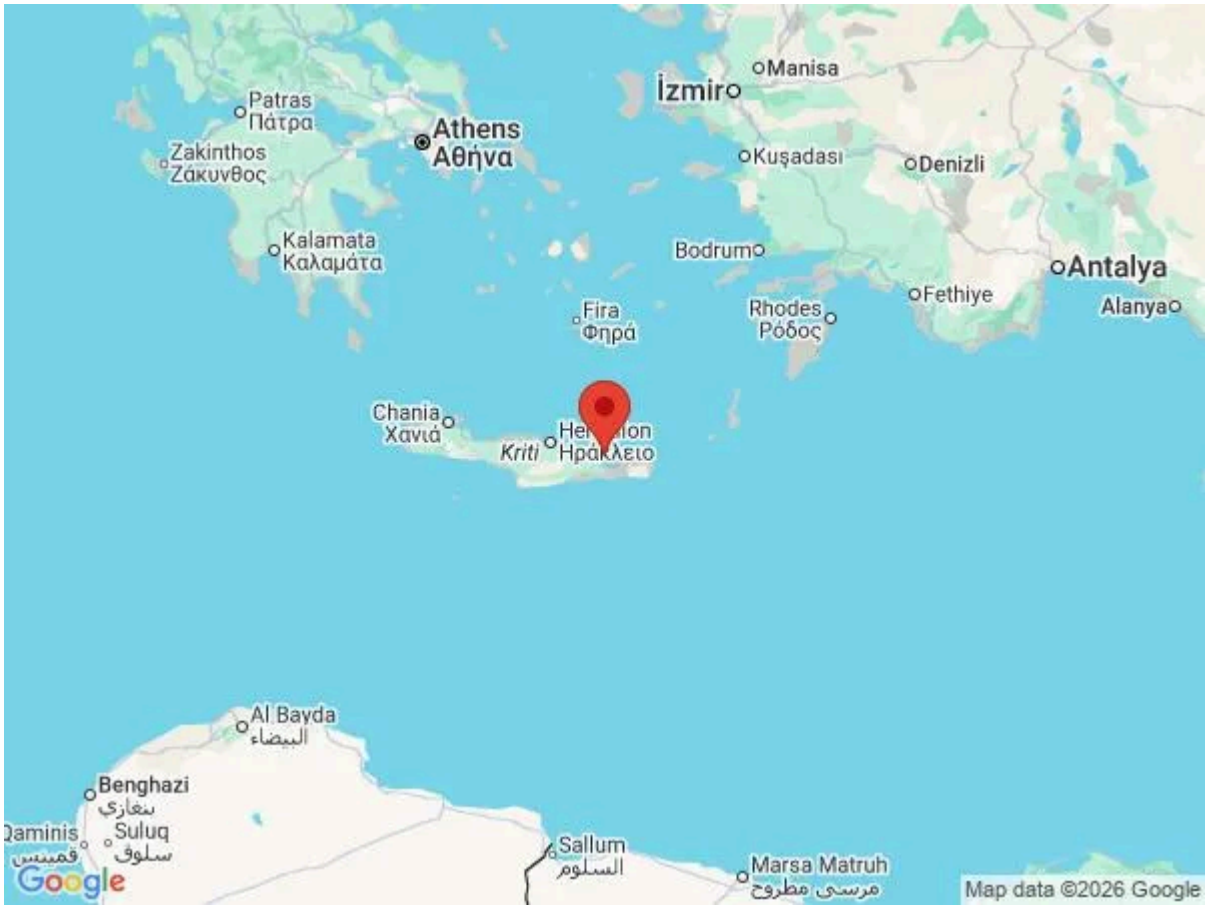
Just a 15-minute drive away is Spinalonga island, a fascinating place with a rich history. A Venetian fortress that was later occupied by the Turkish, it became the last Turkish outpost of the Ottoman Empire, before, in 1903, it was turned into a leper colony! A visit here shows an interesting architectural history, as well as an insight into the lives of the exiled lepers.

Crete is the largest of the Greek islands, and is abounding with beautiful crystal-clear waters, soft sand beaches, picturesque coloured pebbles, monasteries, caves and rich, verdant nature! Across the island, you will find a vast array of beaches, including larger, more developed, traditional beaches, and much more secluded ones, ranging all the way to thousands of deserted coves and isolated bays! Small seaside villages punctuate the coast, with the occasional larger town.

Crete, like most of Greece, is well-known for its warmth, hospitality and strong culture and with a long-established history of tourism, the infrastructure across the island is excellent! Vast skies, sparkling white-sand beaches and huge stretches of brilliant blue seas define this country and its many islands, where the thriving nature complements elegant architecture throughout. For a little adrenaline, try your hand at kitesurfing, wreck diving, and rock-climbing, or simply set up on a beautiful beach and soak up the long days of sunshine.

The food of Greece is famous for its rich flavours and delicate recipes of Mediterranean delights. Feta and olive oil are universal, while all kinds of fresh fish, fragrant herbs, in-season fruits and crunchy greens, all found in the back garden of the average Greek, await your enjoyment. Be sure to tuck into some of the classic Greek cuisine while you're here, including the local specialities! As well as this, if you like the occasional tipple you ought to try Ouzo and Raki, two grape-based alcoholic drinks, in your time on the island, both firm favourites of the locals. There is also a lot of wine produced across the island!

A warm, passionate people and such a beautifully sociable country, both young and old will welcome you with open arms in Greece. Whether in pavement cafes, cosy restaurants or the thriving town squares, the people love nothing more than to enjoy a coffee or an ouzo in the company of the local community.









Local Amenities

Nearest Airport	**Heraklion Airport (66 km)**
Nearest Beach	**Private Sea Deck (On Site)**
Nearest Beach	**Candia Beach (6 km)**
Nearest Ferry Port	**Heraklion Port (70 km)**
Nearest Golf	**Porto Elounda Golf Resort (1.1km)**
Nearest Supermarket	**Cava Market (1.5 km)**
Nearest Tennis	**Onsite**
Nearest Town	**Elounda (7km)**
Nearest Town/City	**Agios Nikolaos (10 km)**
Nearest Village	**Elounda (8 km)**

What we love

- Exceptional hospitality. Guests consistently talk about the warmth and attentiveness of the estate team – thoughtful, intuitive service that makes a stay at Exi feel effortless from the moment you arrive.
- It feels like a private home, not a hotel. Despite the scale of the estate, there is an extraordinary sense of warmth and personality here, with beautiful artwork, books, antiques and spaces designed for people to genuinely live in and enjoy.
- Your own piece of the Cretan coast. Follow the gardens down to the estate's private waterfront deck and step directly into the clear waters of the Mirabello Gulf.
- There is space to be together – and apart. Eight bedrooms across the main house and separate cottage, extensive terraces, gardens, poolside spaces and quiet corners make Exi particularly special for extended families and groups of friends.
- The details are extraordinary. A centuries-old working fireplace, grand piano, antique billiards table, private tennis court, olive grove and Greek Orthodox chapel make this a property with genuine character and provenance.
- Expectations have a habit of being exceeded. Exi Estate is impressive in photographs, but it is the combination of setting, atmosphere and service that guests tend to remember long after they leave.

What you should know...

- There are several areas with significant drops, so young children should not be left unsupervised
- Please note that the gaps in the balcony balustrades exceed 10 cm in width; kindly review the photos carefully before booking.
- While you can swim in the sea from this sunbathing platform, please note that the sea here is immediately deep and suited to strong swimmers on calm days only
- The Main House has six bedrooms and sleeps up to 12 people. The Cottage has two bedrooms and can thus accommodate an additional 4 people for 16 guests in total. Infants are not included in these number, and cots can be provided on request.

Terms & Conditions

- **Security deposit:** 30% of rental cost charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 16.00

- **Departure time:** 10.00

- **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?:** Not allowed

- **Other Ts and Cs:** Prices reflect Standard Staff Services, these include; daily maid service, gardener and oversight from a house manager. Full Staff Services can be booked on request for an additional €10,000 per week (this include a Relais et Chateau chef and wait staff for three meals a day as well as full time Concierge Service) Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Saturday

- **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.

- **Other Cleaning:** A light daily clean is included in the rental price.

- **Smoking Allowed?:** Not permitted

- **Other 2:** Please note that outside of peak season, the 12 person price only includes access to the 6 bedrooms in the main house. An extra two bedrooms are situated in the cottage and available within the 16 person rate. Please note that rental without the cottage during high season is available by special request only.

- **Other 3:** Rental of the Main House (12 persons), without the Cottage is available under certain circumstances upon request, especially during the period from beginning of November till mid-April. Please enquire.

- **Minimum stay:** 7 nights

- **Pool heating charge?:** Pool heating is available at an additional cost of €1000 per week

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

Out of season prices on request.

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