

# Villa Argolida

**Region:** Peloponnese **Sleeps:** 18

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## Overview

The imposing, Neoclassical styled Villa Argolida is located in a prestigious, exclusive location in Agios Aimilianos, 5km from Porto Heli and just 1.8 miles across from the beautiful Spetses Island. It is a very impressive villa with 9 bedrooms sleeping 18 guests in luxurious comfort and numerous entertainment spaces. There are many 'extras' including an excellent tennis court and a private dock that can host up to three yachts. The outside spaces are astonishing and guests enjoy fabulous sea views from many of the villas rooms.

Agios Aimilianos is located on the stunning southeastern cape of the Peloponnese, in an area of protected coves and bays and villas presiding regally on the seaside hilltops. Porto Heli is a much admired, cosmopolitan town adored by the international jet-set. Sprinkled amongst the lush hillsides and olive groves are designer villas with exquisite gardens and estates, many owned by rich shipping magnets, politicians, artists and scientists. You can take a 3 hour ferry from Athens to the port at Porto Heli or take the picturesque drive along fabulous, dramatic coastline and through the mountains. The delights of Hydra, Poros and Spetses Islands can easily be discovered by boat or water taxi. This is where Villa Argolida's private pier comes into its own.

This lavish villa is serviced by three staff that are available 24/7. Everything is set up so that you will enjoy the holiday of your dreams. The open plan design of the villa offers extremely generous spaces that are ideal for celebrations and events. In fact, there are so many different entertainment spaces, you could probably celebrate in a different area every day! Villa Argolida is certainly an oasis of peacefulness, totally secluded and very beautiful. This astounding villa has been built over 3 floors with living spaces on the ground and first floor.



The ground floor of the villa is home to a vast living space with a lounge, a seriously impressive kitchen, a laundry room, a master bedroom with a fireplace, dressing room and jacuzzi bathroom, a service bedroom with twin beds and three guest bathrooms. The stone clad living room boasts two corner sofas that enjoy gorgeous pool and garden views, a very large television and an enormous dining area. Several sets of doors open to the terrace and swimming pool. The master bedroom is very atmospheric and romantic with a canopy bed and a huge feature fireplace.

The first floor of the villa is where you will find the second, very generous living space. This is much more modern in design with glossy, contemporary floors, various red and cream sofa arrangements, another massive television and some outstanding modern art and sculptures. The light fittings are fit for the room in size and statement. Many sets of doors open to a sweeping terrace. At one end of the room, you will discover a contemporary dining table. This floor is also home to another sleek, stylish kitchen with breakfast bar and a dining table, a guest suite with a living room and a fireplace, an office and another independant guest room with a kitchen, living room and bathroom. Like several of the bedrooms, it features a fireplace. The terrace sweeps around most of the villa and is beautifully furnished, offering the perfect spot for cocktails while watching the glorious sun go down. There are staircases leading directly to the villa's beautifully tended gardens.

You will discover five sensational bedrooms on the second floor. One is a vast master with a dressing room and ensuite bathroom. There are two spacious double rooms, both with ensuites and one with a dressing room. Then there are two independant double rooms with living spaces and bathrooms. The beautifully finished bedrooms enjoy access to two large, furnished verandas which boast the most impressive, far reaching views.

The outside areas of Villa Argolida are equally impressive. Guests thoroughly enjoy the spectacular 19m x 8m swimming pool which uses recycled sea water. The pool is

surrounded by terrace and lawns sprinkled with luxury loungers and parasols. For alfresco dining there is a collapsible pergola with a dining table or alternatively there is the barbecue area with its huge marble table. There are numerous dreamy spots where you can relax and enjoy your holiday read or a chilled glass of wine. There are gorgeous landscaped gardens either side of the villa brimming with cypress, pines, palms, cedar and willow trees. The impressive tennis court with synthetic turf is the scene of much competitive fun. Beside it, a tunnel leads to the villa's private pier with room for three yachts. It is also the perfect spot to catch the sun's rays on sun loungers! On the pier, there is a gorgeous, isolated studio with a double bedroom, a living room with a fireplace, a kitchen and bathroom, the perfect pad for a couple wanting a little private time. Within the grounds, there is a further service room.

Without a doubt, Villa Argolida offers exceptional entertainment and sleeping spaces. You will certainly enjoy a very memorable holiday should you book this amazing property!

## Facilities

Air-Con • Villa • Sailing • Watersports • Walking/Hiking Paths • Walk to Beach • Wi-Fi/Internet • Private Pool • Cots (Cribs) • Beach Nearby • Wow Factor • Ideal for Kids • Ideal for Teens • All Bedrooms En-Suite • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Argolida is a 9-bedroom villa sleeping 18 guests, located in the popular area of Agios Aimilianos, close to the town of Porto Heli.

### Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen
- Bedroom with twin beds and en-suite bathroom
- Three guest bathrooms

### First Floor

- Living room
- Dining room
- Cloakroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed

### Second Floor

- Master bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Two independent double bedrooms with living room and bathroom

### Pier Studio

- Living room
- Kitchenette
- Cloakroom
- Bedroom with double bed

### Exterior Grounds

- Private swimming pool (19m x 8m)
- Tennis court with synthetic court (30m x 15m)
- Terraces
- Dining facilities
- Barbecue
- Private dock

### Additional Facilities

- Wi-Fi
- All rooms fully air conditioned
- TV
- Washing machine
- Parking for 3x large cars
- Tennis equipment provided
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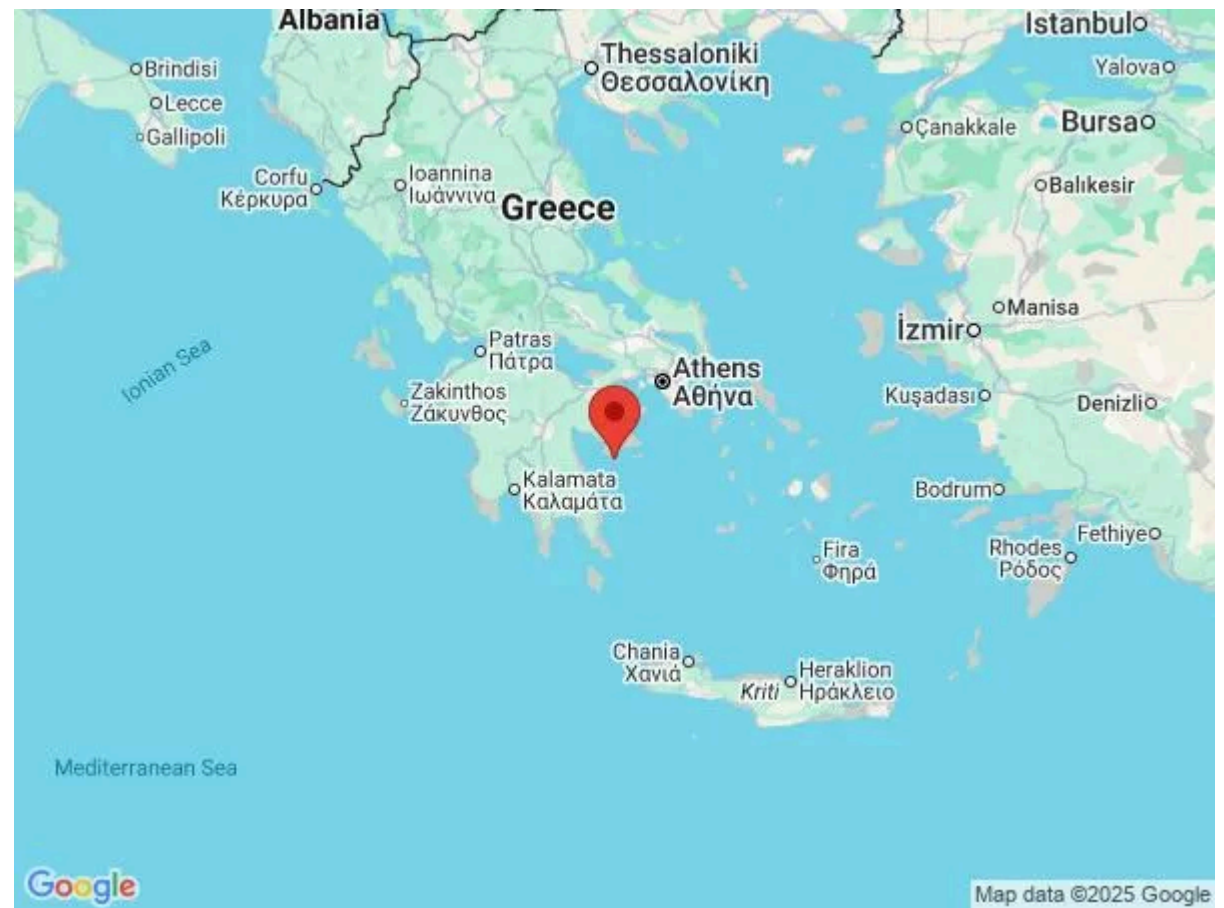
## Location & Local Information

The fantastic Villa Argolida is located in the upmarket village of Agios Aimilianos, very close to Porto Heli. There is no other area in Greece with such a concentration of wealth. It is easy to understand why discerning globetrotters head to Porto Heli. The area is absolutely stunning, rich in interesting archaeological sites such as Halieis. It also boasts a vibrant nightlife. Porto Heli's coastline of inlets are calm, warm and sprinkled with luxury yachts together with traditional wooden kaikis. Although incredibly rich, Porto Heli enjoys a rustic, homely feeling, such a wonderful blend to ensure a memorable holiday, especially when you consider that this is also a foodie paradise.

The tourist friendly island of Spetses is a 15 minute ride away from Costa harbour. Spetses' tiny port of Dapia is overlooked by whitewashed, Neoclassical houses, cozy cafes and stylish boutiques. The winding, cobbled coastal path opens to a stunning, wide, timeless piazza and home to the glorious, chateau-styled Poseidonion hotel. Cars are banned from the town so visitors travel in horse-drawn carriages, admiring the fishermen laying out their catches, the impressive villas, domed churches and buzzy tavernas.

As well as the villa's private beach, there are three stunning beaches nearby including Costa Beach, Hrisi Akti Beach and Porto Heli Beach. There are a number of pretty villages and towns to visit close by including Kranidi, Kilada, a small fishing village, the picturesque Ermioni and Epidaurus. Ermioni is built on a cape, surrounded by fragrant pine trees, so it strongly resembles an island. It boasts stunning beaches, a charismatic harbour lined with popular fish restaurants and some clubs. The beaches include little coves around Bisti, Kouverta Beach, Petrothalassa, Dardiza and Sentoni. Epidaurus is one of the most popular archaeological sites in Greece, mostly famous for its Ancient Theatre which is in an excellent state of conservation. During the summer there are festivals at the weekends.

## Local Amenities



Nearest Airport	Athens International Airport (208km)
Nearest Town/City	Porto Heli (7.1km)
Nearest Village	Aghios Emilianos (200m)
Nearest Restaurant	Drouzas Tavern (3.8km)
Nearest Supermarket	AB Supermarket, Porto Heli (6.9km)
Nearest Beach	Aghios Emilianos Beach (350m)

## What we love

- Villa Argolida is nestled on gorgeous headland with sensational views and its own pier where you can moor your yachts
- The entertainment spaces of this incredible villa are vast, inside and out
- Porto Heli is unspoilt, glamorous and a haven of tranquility with stunning beaches and beautiful scenery
- The villa boasts an impressive tennis court for some friendly, competitive fun

## What you should know...

- Even if you are not mooring your own yacht at the pier, it is very easy to visit the lovely islands of Hydra, Poros and Spetses by ferry, boat or water taxi
- One of the bedroom suites is located down on the pier, so this is not suitable for youngsters. Also several of the bedrooms are independant suites with their own living spaces, ideal for couples wanting a little private time

# Terms & Conditions

- **Security deposit:** €3000 to be paid prior to arrival and to be refunded in full subject to a damage inspection on departure
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Changeover day:** Saturday during July & August, flexible at other times.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 4-night minimum stay, this may be increased across peak dates
- **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.

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