

Villa Kouzounos

Region: Peloponnese **Sleeps:** 10

Overview

Villa Kouzounos is a meticulously designed property featuring a calm, neutral colour scheme and a tranquil atmosphere. With five bedrooms, including an independent apartment accommodating four, it is well-suited for two families, a group of friends, or a multi-generational family. It is set in a charming plot with multiple terraces and secluded spots perfect for enjoying a glass of wine or reading. The villa spans three floors, with the lower level housing an independent apartment featuring two bedrooms, a kitchen, and a living area with a dining table. The apartment is designed to be cosy and comfortable.

The main living area, located on the next floor, is open-plan and bright, featuring a modern, shaker-style kitchen equipped for self-catering, a dining area, and a comfortable living space. The decor in ivory and white creates an inviting ambience, and doors open to a covered balcony that offers a beautiful alfresco dining area with stunning coastal and sea views.

On the upper floor, there are two serene bedrooms—a double and a twin—and a shared bathroom. These rooms provide a peaceful retreat, with access to a large balcony perfect for morning coffee while overlooking the pool and the nearby Spetsopoula islet. Another bedroom is located in the guesthouse, ideal for older children, equipped with single bunk beds, a bathroom, and an adjacent kitchen.

The outdoor spaces at Villa Kouzounos are equally impressive. Besides the terrace connected to the main living area, there are two additional terraces. One features an alfresco dining area under a bamboo pergola, offering panoramic views and a built-in barbecue and pizza oven, surrounded by ancient olive trees and beautiful landscaping. A swing seat near the dining table provides a



cosy spot to relax and enjoy the scenery.

At the lower apartment level, the swimming pool terrace is a highlight, surrounded by luxurious loungers, an egg chair, and a shaded lounge area with built-in seating and cushions in shades of blue. The pool area is enveloped by fragrant greenery and lavender, creating a serene and inviting environment that guests will find hard to leave.

Facilities

Washing Machine • Villa • Wi-Fi/Internet • Air-Con • Seaview • Boat Trips
• Historical Sites • Chef/Cook Available • Rural Location • Private Pool •
Maid Service Available • Modern • Transfers Available • Ideal for Kids •
Ideal for Teens • Satellite TV • Working Fireplace/Woodburner • Heating •
Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities •
Tourist Towns & Villages

Interior & Grounds

The Villa

Lower Ground Floor (independent apartment with its own entrance)

- Living room
- Fully-equipped kitchen
- Bedroom with double bed
- Bedroom with twin beds
- Family bathroom

Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen
- Cloakroom

First Floor

- Bedroom with queen-size bed
- Bedroom with twin beds
- Family bathroom

Guesthouse

- Bedroom with bunk beds
- Family bathroom

Exterior Grounds

- Private swimming pool
- Terrace
- Dining facilities
- Barbecue

Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Washing machine
- Parking



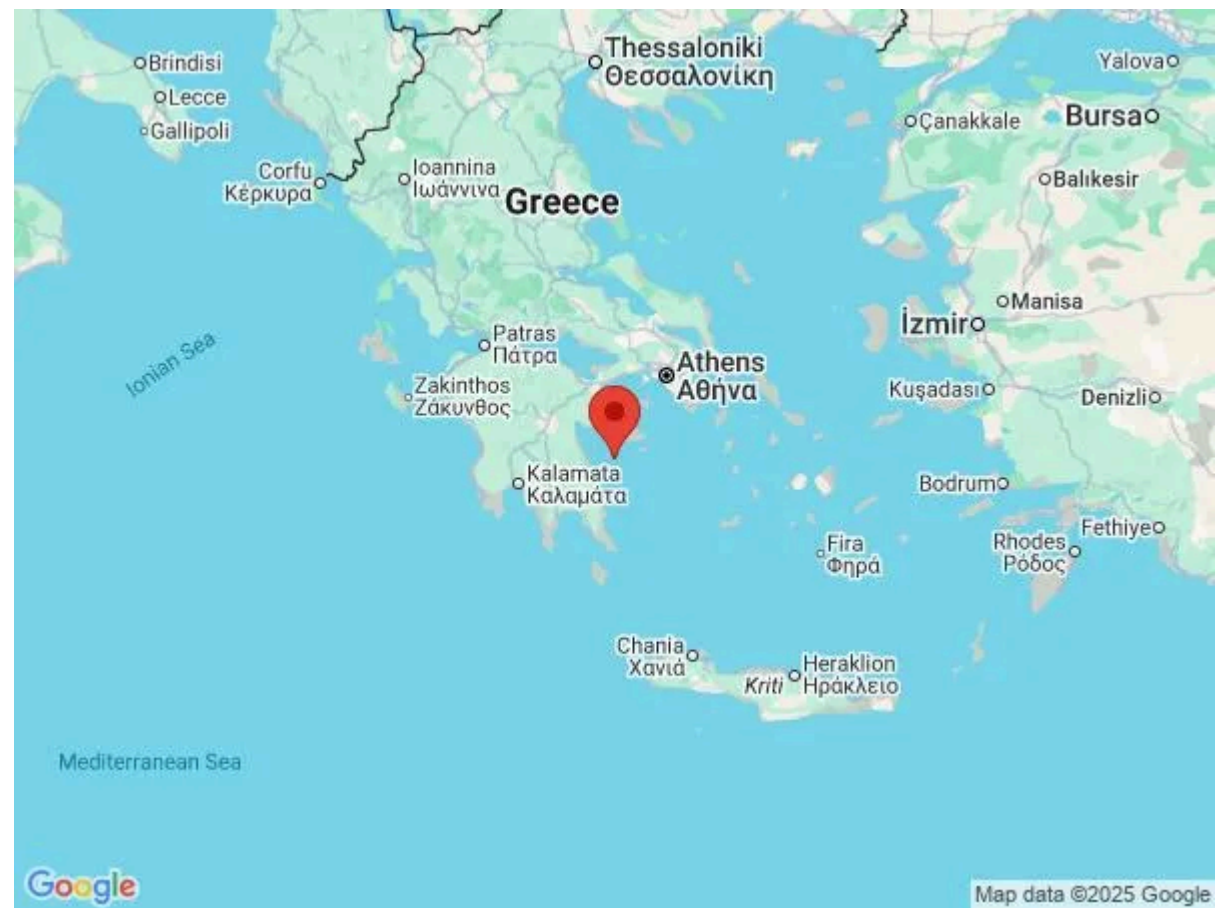
Location & Local Information

Villa Kouzounos enjoys a fabulous hillside location, just over five kilometres from Spetses town centre and the magical Old Harbour. It is 2km from Kouzounos Beach and just over 3km from Agia Marina Beach.

You will arrive by ferry in a couple of hours having left Athens. The island is also connected to the islands of Hydra and Poros by ferry. Spetses is fantastically popular for its elegant atmosphere, its impressive Venetian mansions, its picturesque alleyways, its excellent dining scene and its beauty. The car ban keeps it calm and very attractive. In the heart of the Saronic Gulf, you will find beautiful boutique shops, a yacht marina, wonderful restaurants and stunning secluded beaches. Around Dapia, the island's busy port, there is a wonderful array of bars and cafes, a perfect spot for a romantic sunset drink while gazing at Kosta and Porto Heli on the mainland across the waters. In Dapia, you will find the Spetses Museum and the Anargyros mansion. Dapia is the New Harbour whereas the Old Harbour, called Baltiza, is one and a half kilometres away.

The island is blessed by beautiful beaches with Kouzounos, Ksilokeriza, Vrellos, Agia Marina and Agia Paraskevi amongst the best. Agia Paraskevi is a lovely beach surrounded by lush greenery and enjoying crystal clear waters. At the beach of Agios Arnargyros you will discover the famous Bekiris Cave.

Though car free, there are some buses that run from the town centre. The Museum of Bouboulina is the museum of the local heroine Lascarina Bouboulina, housed in the mansion of Bouboulina close to the port. During the second weekend of September, the impressive Festival of Armata takes place. There are many events in celebration of the naval victories of Spetses, Hydra and Psara against the Turks in 1822 including fireworks, feasting and the burning of a ship. The island enjoys many old footpaths that cross over and lead to tiny chapels, secluded beaches, hilltops with sensational views and small settlements. While you are on the island you should take a



horse-drawn carriage ride. It will take you past the well-kept captain's mansions below the Agios Nikolaos Monastery, past the museum and the boatyards and pass the legendary Poseidon Hotel which has hosted royalty, dignitaries and politicians.

The island is steeped in history with archaeological finding dating back to 3000 BC. The Bouboulina Museum enjoys many personal items from the War of Independence. The Mansion of Hatzigianni Mexi, the first governor of Spetses, is also interesting as it is one of the most impressive stately homes. The old boat yards in the heart of the Old Harbour are truly impressive. You can still watch builders practise their craft.

Local Amenities

Nearest Airport	Athens International Airport (Via ferry from Piraeus, Athens)
Nearest Town/City	Spetses (4.6km)
Nearest Restaurant	Mourayo Restaurant (4.4km)
Nearest Supermarket	Mini Market (3.9km)
Nearest Beach	Kouzounos Beach (2km)

What we love

- Villa Kouzounos enjoys exquisite terraces with the most phenomenal views across the hillside to the sea. Sprinkled with greenery, the hills are absolutely beautiful against the deep blue of the sea
- The villa is beautifully presented, all in ivory, cream and white. It enjoys such a serene ambience you will very quickly relax and feel at home
- With a separate apartment, a guest house and a main villa, this property is ideal for groups that might enjoy a little private time as well as spending the holiday together

What you should know...

- Villa Kouzouos is made up of a main villa on the top two floors, an independent apartment with its own living spaces on the lower floor and a guest house with a bedroom and bathroom and a kitchen next to it
- The gardens and terraces are absolutely beautiful though they are on different levels. This property is not ideal for those with mobility issues
- There are two alfresco dining areas, one from the living area and the other to the side of the villa, alongside the barbecue and pizza oven cooking area
- Cars are not allowed on the Island of Spetses

Terms & Conditions

- **Security deposit:** €1200 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
- **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.
- **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:** 7 nights - low/mid season 14 nights - high season
- **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