

# Villa Leonidas

Region: Paros    Sleeps: 12

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## Overview

The star of the show is the super spacious Villa Leonidas, situated on the south coast of the island of Paros, part of the Cyclades in the turquoise waters of the Aegean Sea. This ultra luxury two-storey detached villa is a spacious one hundred and ninety square metres, set in its own grounds with a private swimming pool and gardens. The villa enjoys uninterrupted sea views over the azure Aegean towards the sister island of Antiparos. Villa Leonidas has five spacious double bedrooms, and four bathrooms, and can comfortably accommodate up to twelve guests, ideal for a large family or group of friends sharing.

The villa is part of a small complex made up of six unique detached properties, located in the valley of Petaloudes, in Glisadia on the southern coastline of the beautiful Greek island of Paros. These architect-designed properties are built in the traditional Cycladic style of whitewashed stone, on the slope of a large two-acre plus estate, set in an ancient olive grove. The villas have been purposely positioned to be protected from the north winds, and maximise those enchanting turquoise Aegean Sea views. The villa interiors are light and airy, furnished with contemporary pieces, with lots of natural light-coloured woods, and decorated in a palette of crisp cool whites and soft hues of blues, which gives them a classic beach house vibe. All the villas come with independent entrances, private parking for two cars, and complimentary Wi-Fi and air conditioning throughout. Use of a shared fourteen metre by eight-metre sea view swimming pool, set in a generous five hundred square metre terrace, is included. The pool is surrounded by sun loungers and shady parasols, and there is an adjacent relaxing lounge and bar, and changing facilities too. The villas benefit from an on-site Concierge, who can arrange anything from yacht charters, daily boat trips, and sight-seeing tours, to in-house dining, restaurant reservations,



and yoga and wellness therapies. The property can be booked in advance and by prior arrangement to host social events and the wedding of your dreams. Most importantly, the nearest family-friendly sandy beach is but a short drive away.

Villa Leonidas is set on its own grounds, surrounded by a stone wall, and tiered terraces. Enter the villa at the upper level, where you will discover a light and airy, spacious open planned luxury holiday home. The all-white sea view lounge can seat up to twelve guests, with two comfy sofas, one of which can be made into a bed to sleep two, matching armchairs, contemporary wooden coffee tables, a forty-two-inch flat screen smart television, and an open fire for those cooler months and evenings. The adjacent elegant sea-view dining area has a table that can seat up to ten guests. The kitchen is fully equipped with built-in appliances, a family-size fridge freezer, and a must have Nespresso coffee maker. A handy guest cloakroom completes this floor. Take the internal Cycladic staircase down the lower level where there are five superbly appointed double bedrooms. The master bedroom has a queen size bed, a flat-screen TV, and an ensuite bathroom, with floor-to-ceiling French doors that open onto the pool terrace. The second bedroom has a queen size bed, an ensuite bathroom, and a sea-view window. The third bedroom is an ensuite twin room. The fourth bedroom has a queen size bed, and a sea view, whilst the fifth has a king-size bed and a furnished balcony. These two bedrooms share a bathroom. There is also a computer desk, shared wardrobes, storage space, and a laundry room.

Villa Leonidas takes the prize when it comes to outside living space, there are six separate alfresco areas in which you can sunbathe, wine and dine, and watch the sun sets. The upper veranda wraps around the villa and has a built-in sunbed strategically positioned with views of Antiparos. There is a twelve-seater lounge and dining area, and hammock chairs in which you can laze away the days. The lower terrace is home to an impressive fourteen square metre infinity swimming pool, there is a Jacuzzi, and a sea view soft seating area. Discover other tiers that are home

to deeply cushioned sun loungers, and twelve-seater dining sets, and find that secret haven just made for two.

## Facilities

Air-Con • Villa • Wi-Fi/Internet • Instagrammable • Modern • Self-Catered  
• Private Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Coffee  
Machine • TV • Working Fireplace/Woodburner • Parking Space • Seaview  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

Villa Leonidas is a 5 bedroom villa sleeping up to 12 guests over 2 levels, with private pool.

### *Main Level:*

- Fully equipped kitchen
- Living room
- Dining area
- W.C

### *First Level:*

- Master double bedroom with en suite
- Double bedroom with en suite
- Twin bedroom with en suite
- Double bedroom + private balcony
- Double bedroom + private balcony
- Shared bathroom
- Living area with sofa bed
- Laundry area

### Outdoor:

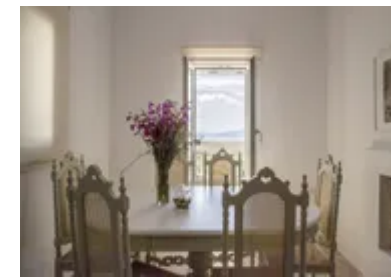
- Private pool
- Jacuzzi
- Dining area

### Additional Facilities

- Uninterrupted sea views
- Private garden
- Private parking x 2 (remote control access on check-in)
- Sofas
- Armchairs
- Coffee table
- Fireplace
- Smart televisions x 3
- Nespresso coffee machine
- Computer desk
- Wardrobes
- Outdoor seating x2
- Outdoor dining x 2
- Hammock chairs
- Linen change x 2 weekly
- Complimentary toiletries
- Sun loungers
- Storage facilities

### Shared facilities

- 500 sqm terrace
- Swimming pool 14m x 8m
- Sun loungers
- Parasols
- Barbeque by request
- Lounge



- Bar
- WC
- Shower
- Changing Room

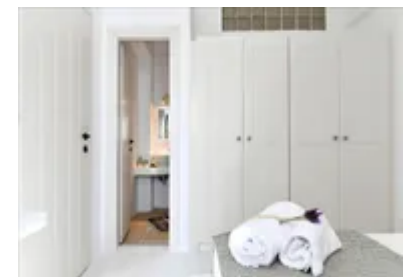
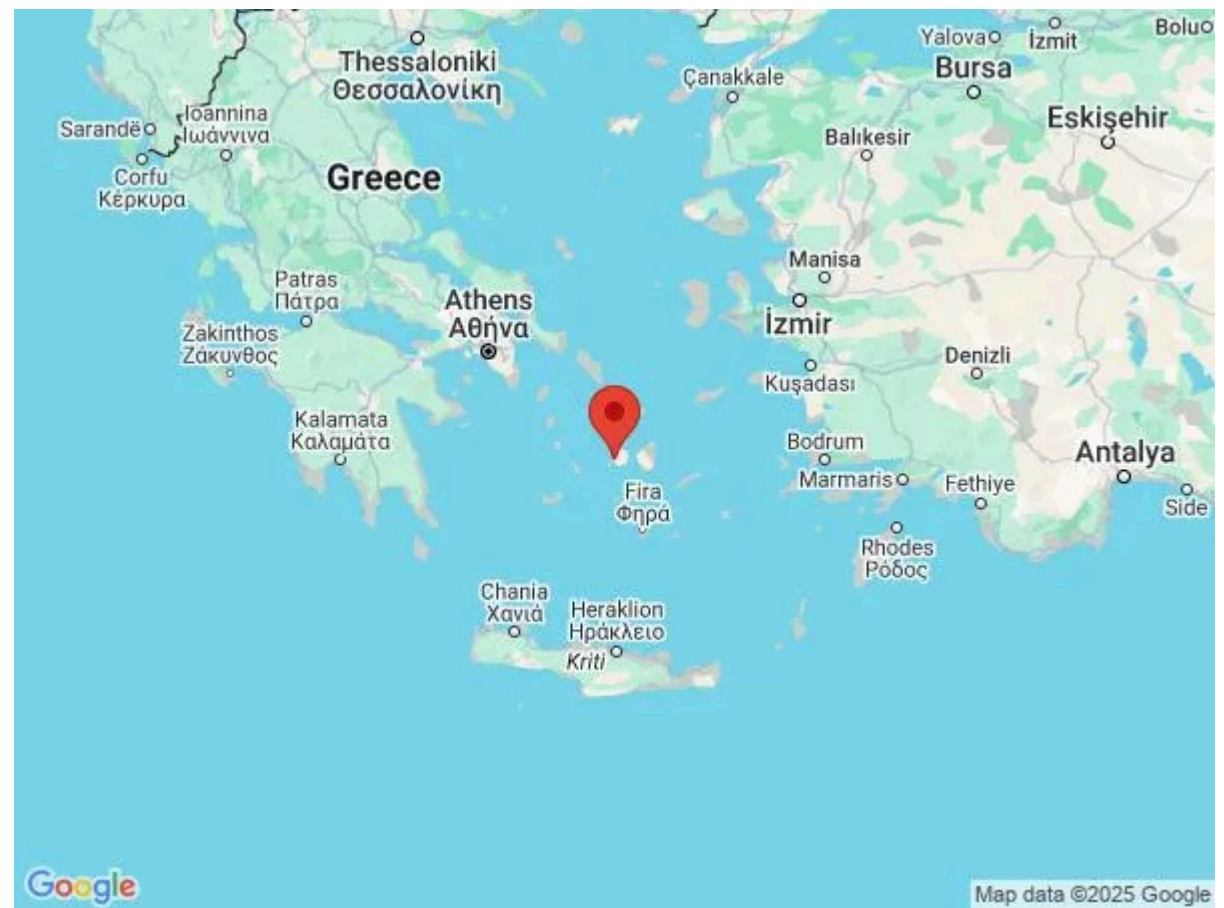


## Location & Local Information

Villa Leonidas is located in the stunning setting of an exclusive six-villa enclave, on the south coast of Paros, one of the Cycladic islands, in the heart of the Greek Aegean Sea. The villas are built on the slope of an ancient olive grove, with panoramic sea views as far as the eye can see. The villas are near the beautifully named Petaloudes valley, which means Valley of the Butterflies, in the area known as Glisadia. The villa is only four kilometres from the international airport of Paros, and for those who are island hopping, it is just four kilometres from the port of Pounta. The villas are near lots of lovely sandy beaches with calm, easy entry, shallow waters, most notably the nearby secluded Paralia Agia Irini, and Kite Beach. Other recommended slightly further afield beaches include, Kolymbithres for its amazing rock formations, golden sands, and crystal clear waters, Faraggas and Monastiri especially on windy days, as they offer natural shelter, and the popular cosmopolitan Santa Maria, and Golden Beach.

Take time for a day trip to the town of Parikia, the historic capital of the island, on the west coast. Make sure you visit the fourth-century Byzantine Greek Orthodox gem of Panagia Ekatonpiliani and admire the marble screens and original icons. Walk up to the top of the town to see the Frankish castle with thick marble and rock walls, built by the Venetians in the thirteenth century. Here you will find a blue-domed church and sweeping scenic views. Visit the Archeological Museum, charting the cultural history of the island from antiquity to Ottoman times, and noted for its collection of statues. Amble down the cobbles streets, with its charming blue and white houses, and colourful overhanging bougainvillea. Lose yourself in the labyrinth of souvenir shops selling hand-crafted artefacts, relax in a local ouzo bar, and enjoy lunch in one of the many restaurants. Hit the beaches, choose from Parikia's laid-back white sandy beach, go slightly north to busy Lividia, or south to Delfini, set in a small cove. At the end of the day, find your spot and watch the famous sunsets, a glass of wine in hand.

Go further north to the holiday hot spot of Naousa, a



picturesque fishing village, that has managed to retain its original rustic charm. Walk the maze of stone streets to discover tiny churches, admire the thirteenth-century icons in the Byzantine Museum, visit the Venetian castle, then find yourself a seafront taverna and dine off freshly caught fish. After dark Naousa is known for its nightlife, here you can dance till dawn. For those who want to get active Paros has thirty-eight hiking trails, nine running ones, and six road bike riding tours, take your pick. Go kitesurfing in Pounta, windsurfing at Golden Beach, and water skiing and wakeboarding at Naousa. Take a tour of one of the island's many vineyards, sample the results of the harvest, and take home a bottle or two. Venture further afield with a day trip to the sister island of Antiparos, just across the water from the port of Pounta, for a fabulous laid back relaxing day seek out the beautiful beaches of Faneromeni, Agios Georgios, and Sifneikos Gialos

### Local Amenities

Nearest Airport	Paros Airport (3.6km)
Nearest Restaurant	Apoplous Greek Restaurant (5.7km)
Nearest Beach	Agia Irini (5.7km)
Nearest Supermarket	Super Market Proton 2 (4.7km)
Sightseeing	Christopf & Stella Grotte (9.3km)
Nearest Ferry Port	Pounta - Antiparos ferry (4 km)

## What we love

- First prize goes to the six sea view outdoor spaces, where you can enjoy morning coffee at sunrise at the soft seating spots, swim with a sea view, sunbathe on strategically positioned sun loungers, sip cocktails at sunset, and choose which area you will wine and dine under a moonlit sky
- The interiors of Villa Leonidas are simple and exquisite, with crisp cool whites and light natural woods, giving the property a real beach house vibe, perfect for a holiday home by the seashore
- The best bit was discovering the private haven just made for two, and hoping no one else finds it too
- The sea views are simply stunning, and the property enjoys a double aspect so that those who love the sun will always find a hot spot and those who don't can sit in the shade

## What you should know...

- The property can accommodate up to twelve guests, the sixth bed is the convertible sofa in the sitting room, where there is also a shared wardrobe
- There are four bathrooms, three bedrooms have ensuite rooms, bedroom four and five shares a bathroom, and there is a guest cloakroom on the sofa bed level
- We recommend hiring a car to make the most out of your holiday and get to see all the sights you'd like to see



# Terms & Conditions

- **Security deposit:** None required.
- **Arrival time:** 15:00
- **Departure time:** 11:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **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:** Flexible.
- **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?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 2 Nights: 15 April - 29 June 10 Sept - 31 Oct 3 Nights: 30 June - 13 July 28 Aug - 9 Sept 4 Nights: 14 July - 27 Aug
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the 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