

Palm Beach House

Region: Peloponnese **Sleeps:** 12

Overview

Welcome to Palm Beach House, a spectacular, unique, beachfront holiday property that is located at Iria Village, twenty kilometres south of Nafplio and north of Porto Heli in the Peloponnese. With seven bedrooms it is perfect for groups of friends or a multi-generational family looking to holiday in luxury and totally relax. Palm Beach House is sophisticated yet laid back at the same time. Every room boasts its own individual charm and elegance with handpicked accessories sprinkled throughout. Its beachfront location ensures that the sounds of the sea provide a harmonious soundtrack and the expansive sea views will entice your gaze while you relax in stunning surroundings. It will be very tempting to hole up in this beachside hideaway but the charms of Nafplio, Porto Heli and the Peloponnese are wonderful.

Iria is a small fishing village in Argolida with crystal clear waters, a sand and pebble beach and some ancient buildings including the Tower of Signals from the 7th century BC. The Peloponnese still remains unexplored by tourists so you will enjoy an authentic holiday amongst stunning landscapes. The Old Town of Nafplio is romantic, picturesque and absolutely charming with an intense medieval atmosphere. On top of a hill above Nafplio, the fortress of Palamidi boasts astounding views of the sea. The glorious blue scenery will tranquillize your soul and fill you with a passion to explore this wonderful region.

Palm Beach House enjoys eclectic decor and classic furniture which is creatively blended with pieces from different periods. The house feels much loved and 'lived-in'. It is elegant, sophisticated and very comfortable. The ground floor of the house offers a grand entrance hall, a living area, a dining room, a well-equipped kitchen, and two double bedrooms with ensuite bathrooms. The top level of the main house is home to a double bedroom and a single



bedroom with a shared family bathroom. There are four independent suites, two of which enjoy double bedrooms with ensuite bathrooms and private verandas, one boasts twin beds with an ensuite and veranda and the fourth double room is ideal for older children, a nanny or staff. It also offers an ensuite bathroom and a lovely garden view.

The main living area enjoys a wall of floor-to-ceiling glass doors that allow the natural light to flood the room as well as offering access to the terrace and wonderful views. The room has a wonderful feel with traditional cream sofas and a variety of accent chairs surrounding the feature fireplace. There is an exposed stone wall adding character and some very vibrant modern art that catches your eye. A large television is also provided for your entertainment. The kitchen is very generous in size and very sociable with a central island and stools so that the chefs in your group can chat with friends or family while they prepare a delicious feast. The dining room is lovely with outstanding views of the terrace, garden and sea.

The varied collection of bedrooms enjoys rustic-chic furnishings and upholstery. They are bright and colourful, sprinkled with vibrant art and handpicked accessories. Most offer access to private terraces, the perfect spots for your morning cup of coffee or a quiet pre-dinner drink. You can leave your doors open and go to sleep along with the soothing soundtrack of the sea and the invigorating salty air can sweep into the rooms. The villa's seven bathrooms are immaculate and beautifully fitted. Fitness enthusiasts will be delighted to discover the well-equipped gym.

Though the interiors are delightful, the real magic happens outside at Palm Beach House. With glorious sea and sunset views, guests enjoy a heavenly extensive garden. A superb pool offers sensational sea views and is surrounded by luxury sun loungers and umbrellas. There is a gorgeous alfresco lounge area to one side of the pool under a tasteful pergola, shaded alfresco dining and lounge areas next to the house and wonderful relaxation spots under the trees with hammocks and more outdoor lounge furniture. Despite this being a very large house accommodating large groups, you can always find a quiet

corner to hide away with your holiday book and a glass of your favourite tippie. A table tennis table is provided for some healthy competition too.

You will enjoy private access to the beach together with sunbeds, umbrellas and a dock for small boats. On request, you can enjoy Palm Beach House's ten-metre inflatable skippered rib boat for excursions to Hydra, and Spetses or to explore the coastline at preferential rates. With this perfect location and sublime sea views, you will never miss a moment of coastal bliss.

Facilities

Villa • Seaview • Boat Trips • Beachfront • Wi-Fi/Internet • Air-Con • Sailing • Walk to Beach • Historical Sites • TV • Watersports • Chef/Cook Available • Wow Factor • Table Tennis • Walk to Village • Private Pool • Beach Nearby • Maid Service Available • Modern • Pre-Stocked Fridge Available • Transfers Available • Catering Available • Breakfast Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Palm Beach House is a 7 bedroom villa sleeping up to 13 guests, with private pool and sea views

Ground Level:

- Fully equipped kitchen
- Dining area
- Living room
- 2x Double bedrooms with en suites

Upper Level:

- Double bedroom
- Single bedroom
- Bathroom

Independent suites x4

- 3x Double bedrooms with en suites
- Twin/Double bedroom with en suite

Outdoor:

- Private pool
- Parking
- Dining area

Additional Facilities

- Private access to beach
- Sun lounges
- Umbrellas
- Private dock
- Ping pong table
- Daily cleaning service
- Services of a local cook preparing breakfast and one main meal



Location & Local Information

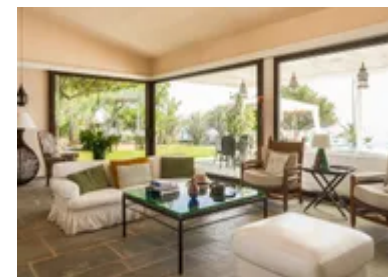
Palm Beach House enjoys a superb beachfront location in Iria Village, between Nafplio and Porto Heli on the Peloponnesian coast. This dreamy property is a two-hour drive from Athens airport and roughly forty-five minutes from Mykines Argos and Palea Epidavros.

Nafplio is just fabulous with a wonderful selection of authentic restaurants and bars serving gourmet fine food and some delicious ice creams. Nafplio is popular for sailing tours and watersports including kayaking, canoeing and scuba diving. There are some wonderful local beaches including Arvanitia, Karathonas, Nea Kios, Miloi, Kiveri and Tolo. In 1686, the Venetians built Nafplio's Palamidi Castle, one of the most beautiful castles in Greece. It stands over two hundred metres above sea level with nine hundred and ninety-nine steps taking you to the top. There the panoramic views are astonishing. There are some excellent museums in Nafplio including the Archaeological Museum with important artefacts from the prehistoric and Mycenaen era, the War Museum and the Komboloi Museum which showcases an impressive global collection of worry beads.

Epidavros is one of the most beautiful archaeological sites in Greece and should not be missed. It is home to a third-century theatre where the tragedies of Aeschylus, Sophocles and Euripides were performed until the 4th century BC and then continued in 1955 until the present during the Epidavros Festival that takes place from the beginning of July to the end of August.

The town of Palea Epidavros is a small port. The town is famous for its citrus groves. In the backyard of a small house, an ancient theatre was discovered and is in the process of being excavated along with other ancient buildings in the olive grove. There is a delightful square with fish tavernas supplied by the local fishermen.

The city of Argos, founded by the Dorians, sits in a fertile plain at the foot of Mount Chaon and is the oldest continuously inhabited city in Greece.



Kilada sits on the coast on the way to Porto Heli. It is a Greek secret well-kept by those in the know. Kilada is set amongst olive groves with sublime views to the Aegean and Peloponnese, a place of understated elegance, a stunning traditional fishing village and home to the Kilada Country Club with its two hundred and thirty-five hectares and showpiece Jack Nicklaus Signature Golf Course. From the best in sailing, fishing, diving and cycling, village charms, the sophistication of Amanzoe, the social buzz of the lively Nikki Beach Resort and access to the cosmopolitan islands of Spetses and Hydra, Kilada is a fabulous location. Kilada's small fishing community make the traditional Greek trehandiri fishing boats in their boat yards.

Porto Heli is a charming small seaside town with a large port giving the town a buzzy cosmopolitan atmosphere. There are some small secluded coves and a couple of highly organised beaches. The cuisine is delicious and the town is popular with Athenians as well as other European visitors. From the small port of Costa, close to Porto Heli, there are frequent boats to Spetses island.

Ermioni is another small seaside town. Again, many Athenians have holiday homes in this lovely resort built on the hills around a beautiful port. With traditional architecture and natural beauty, it is a lovely spot worth a visit. You can also take a ferry to the islands of Hydra and Spetses from here too. The Island Fortress of Monemvasia is two and a half hours away by boat.

Local Amenities

Nearest Airport	Kalamata International Airport (159 km)
Nearest Village	Iria (3 km)
Nearest Ferry Port	Tolo Port (16.4 km)
Nearest Beach	Iria Beach (0.1 km)

Nearest Restaurant	Sea Beach Bar (1 km)
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What we love

- Palm Beach House is a magnificent house which sits beachfront in Iria Village. The location is fantastic with private access to the beach and easy journeys to Nafplio and Porto Heli
- The villa enjoys a wonderfully eclectic collection of furnishings. The house and independent bedroom suites are perfect for large groups of guests
- The gardens, terrace and swimming pool are absolutely stunning with numerous alfresco lounges and dining spaces. You will not want to leave this heavenly retreat!

What you should know...

- Four of the bedrooms are located in independent suites with ensuite bathrooms and private patios
- There is a well-equipped gym for those who like to keep up their fitness levels

Terms & Conditions

- **Security deposit:** €3000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 15.00
- **Departure time:** 11.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price. Changed twice per week
- **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?:** Not permitted
- **Other 2:** 50% charge of daily rate for early check in / late check out
- **Minimum stay:** 3 nights during low and mid-season 5 nights during 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