

Villa Troia

Region: Kefalonia **Sleeps:** 8

Overview

Villa Troia is a phenomenal holiday property that will thrill even the most discerning of guests. Combining contemporary flair with the charm of exposed stonework and vaulted beamed ceilings, Villa Troia offers a warm, inviting ambience and luxurious modern comfort. With four exceptional bedrooms, gorgeous open-plan living space, sensational outdoor space and the most incredible mountain and sea views, the villa is very special indeed.

Nestled in the spiritual heart of the island, close to the Monastery of Agios St Gerassimos, the Patron Saint of the island and the charming village of Troianata, the villa is surrounded by lush vegetation. It is very secluded, very peaceful and very beautiful. The closest beach is Karavados, less than ten minutes away in the car and there are many holiday amenities closer than that. The imposing Castle of St George is nearby and the lush vineyards of the Omala area produce some of the best wines in Greece. You can visit the Robola Cooperative, take a hike on Mount Ainos, visit the island's bustling capital Argostoli and spend blissful days on the beach. From the villa, you will enjoy spectacular sunsets and a sensational landscape which will entice your gaze.

Villa Troia is built on 5,500 square metres of gorgeous private grounds. It is the perfect location for a spot of switch-off. The rooms epitomise luxury holiday rental accommodation and you will be forgiven for thinking that you are staying in a boutique hotel. Its clean lines, contemporary flair and cool vibe will encourage you to embrace the calm. The open-plan living space is chic, effortlessly stylish and oozes luxury. Under a high, vaulted, beamed ceiling, a superb, modern grey kitchen sits in one corner of the room with marbled splashbacks and excellent appliances. Next comes a modern dining table and multi-coloured chairs, all under a trendy light fitting.



The living area enjoys a sumptuous curved sofa, gorgeous wooden furniture and a television mounted on the exposed stone wall. A wall of floor-to-ceiling glass doors opens to the terrace, drowning this dreamy space in natural light and offering spectacular views.

The villa boasts four fabulous bedrooms and four bathrooms, two of which are ensuite, one is a shared family bathroom and another sits by the pool area. An extra guest can be invited, using a folding bed in one of the bedrooms. Like the living space, the bedrooms enjoy high ceilings, stone walls, exposed beams and high-quality furnishings, creating a classy, sophisticated ambience. Two of the rooms enjoy kingsize beds dressed in crisp cotton and luxury soft furnishings while the other two offer twin beds that can be attached to become a kingsize bed. There is plenty of trendy wardrobe space in every room. The bathrooms are beautifully finished with a magical blend of quality tiles, exposed stonework and the very best fittings.

The covered terrace outside the living space enjoys superb outdoor furniture. A few steps lead down to the main terrace with its giant 10m x 5m infinity swimming pool, outdoor shower and lounge and dining areas. There are luxury loungers, parasols and bean bag cushions where you can relax, mesmerised by the scenery. There is a built-in sofa arrangement under a super cool pergola where you will enjoy captivating mountain and sea views, the perfect spot for pre-dinner drinks or reading your holiday book. A shaded alfresco dining area also enjoys a stunning spot which you won't want to leave. Your barbecue masters will be impressed with the barbecue and summer kitchen area. There is also a playground area where children can play happily.

On a lower level, surrounded by olive trees and a spectacular garden, the fitness enthusiasts amongst you can keep up your fitness levels using the horizontal bars, standing bicycle, gym bench and other equipment. While exercising you can deep breaths, smelling the clean Kefalonian air and the scents of the olive trees, pines and local herbs. Next to the outdoor gym is a fabulous home cinema with a 150-inch screen and relaxing sofas. How

incredible is that! You will definitely return home from Villa Troia with magical holiday memories.

Facilities

Rural Location • Villa • Maid Service Available • Cots (Cribs) • Air-Con • Wi-Fi/Internet • Chef/Cook Available • Modern • Pre-Stocked Fridge Available • Transfers Available • Self-Catered • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Coffee Machine • Hairdryer • Smart TV • Satellite TV • High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Villa Troia is a 4 bedroom villa sleeping up to 6 guests, with a private pool

Interior:

- Fully equipped kitchen
- Dining area
- Living room
- Double bedroom with en suite
- Double bedroom
- 2x Twin/double bedrooms with en suites

Exterior:

- Private pool
- Dining area
- BBQ
- Seating area
- Outdoor shower/toilet
- Playground
- Outdoor gym area

Additional Facilities

- Dishwasher
- Washing machine
- Iron/ironing board
- Microwave
- Garden

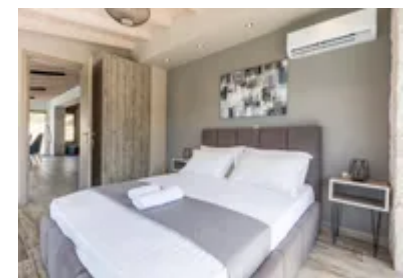
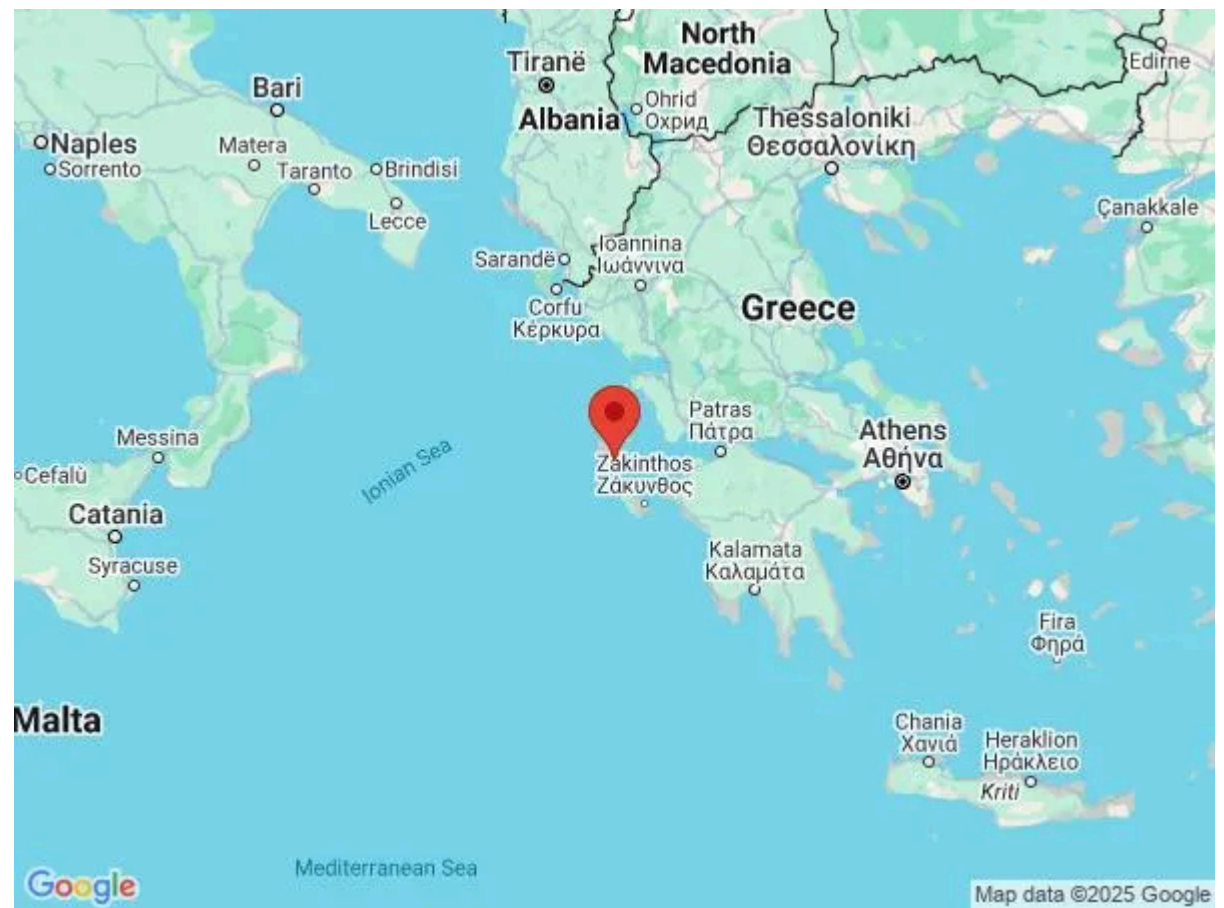


Location & Local Information

The splendid Villa Troia is located near the traditional village of Troianata, in the heart of Kefalonia. It is close to the Monastery of Agios St Gerassimos, the Patron Saint of the island and the Castle of St George and within very easy reach from the airport. The Robola Winery is very close to the Monastery of Agios St Gerassimos so you can easily combine the two. The Monastery is located in the village of Valsamata. Saint Gerassimos was born in 1503 in Trikala Thessaly and was ordained a monk at Mouth Athos, then went to Jerusalem where lived for twelve years, then to Crete and Zakynthos, finally arriving in Kefalonia where he died in August 1579. He was declared a saint in 1622. For his first five years on the island, he lived in a cave in Lassi. He founded a nunnery in the valley of Omala in 1560. Today the monastery has been reconstructed and is an imposing building with a newly built church. There is still a cave under the monastery with two rooms which used to be the home of the Saint.

The Venetian Castle of Saint George sits above the village of Peratata. The castle was originally built in the 12th century by the Byzantines but was rebuilt by the Venetians in 1504. Today it is ruined having suffered from the 1956 earthquake.

The nearest beach to the villa is Karavados where you will actually find two tucked-away beaches. Karavados is a pocket-sized village surrounded by pine forests and citrus groves. There are a couple of tavernas and fabulous views across from Zante. Agios Thomas Beach is a twenty-five-minute stroll from Karavados, enjoying a main beach and a hideaway beach at the end of a skinny path. Nearby is Pessada, a delightful seaside village with lovely views over to Zante. It enjoys several pretty beaches with crystal clear emerald water and rocks dotted around the bay. You can also visit Makris Gialos Beach, Xi Beach, Poros Beach, Skala Beach and the famous Myrtos Beach. Ammes Beach is a delight with soft sand and plenty of sun loungers and parasols. Towering headlands sit like bookends at Ali Helis Beach while its soft sand is sprinkled with volleyball nets. Avithos Beach enjoys uncrowded sands, a popular tavern



and child-friendly turquoise waters.

The largest island of the Ionian Sea, Kefalonia has much to offer. It is famous for its exotic beaches that may make you think you are in the Caribbean or the Maldives, including Myrtos, Antisamos, Lourdas and Skala. The island enjoys picturesque villages, medieval castles, natural wonders and beautiful ancient monasteries. The capital Argostoli offers a buzzy atmosphere, the little towns of Lixouri and Sami are tourist wonders and the villages of Svoronata, Kourkoumelata, Assos, Fiscardo, Agia Efimia, Skala and Lourdas are places not to miss if you get the chance.

Argostoli stands proudly at the far end of a natural bay surrounded by mountains and lush forests. The major 1953 earthquake destroyed the town which was rebuilt and is now a cosmopolitan wonder with a palm-lined coastal promenade, a wonderful array of restaurants, cafes, bars and shops, a small ferry quay where boats can take you to Lixouri and fishing boats moor up and a lively central square. You will discover the beautiful Church of Saint Spyridon and the fascinating clock tower of Campana Square. The town's Archaeological Museum of Kefalonia is home to interesting archaeological finds from the Mycenaean, Hellenistic and Roman periods. There are plenty of other museums and monasteries to visit including the Byzantine Ecclesiastical Museum, the Monastery of Agios Milapidias, the Monastery of Sission and the Historical and Folklore Museum of Corgialenos. You shouldn't miss Vallianos Square, the town's central square, Lithostroto, the pedestrian commercial street, De Bosset Bridge and Napier's Garden. Argostoli is very attractive, built on hills surrounding the lagoon of Koutavos and the nature-formed harbour.

You can take the boat over from Argostoli to Lixouri, the second-largest town in Kefalonia. Lixouri was built on the site where the ancient city of Pali use to be. It offers delightful restaurants and bars which line the busy waterfront and the main square, Plateia Petritsi. Lixouri hosts many festivals throughout the year and is known for its rich cultural traditions. It boasts one of the oldest philharmonic schools in Greece. You can visit some

atmospheric churches with wonderful frescoes, the archaeological museum, neoclassical buildings and the famous Monastery of Kipoureon.

Further north is Assos and Fiskardo, both wonderful day or evening excursions from the villa. Assos is peaceful and charming with some excellent restaurants and cafes. It is surrounded by luscious green scenery and verdant forests. It offers a mystical atmosphere, almost as though the village is lost in time. Pretty pastel-coloured houses are nestled into the steep hillsides and the castle is a popular visit. On the northern tip of the island, Fiskardo is trendy and chic. Its waterside dining is fabulous and there is a wonderful array of unique boutiques and gift shops. As well as colourful fishing boats in the harbour, you will see many luxury yachts as Fiskardo is definitely one of the places to be in Kefalonia.

Local Amenities

Nearest Airport	Kefalonia International Airport (12.2 km)
Nearest Ferry Port	Agia Pelagia Marina (12.9 km)
Nearest Village	Valsamata (3.5 km)
Nearest Beach	Pessada Beach (12 km)
Nearest Supermarket	 (4.7 km)
Nearest Restaurant	Mpotsolos Restaurant (3.7 km)

What we love

- Villa Troia is beautifully presented throughout with exquisite furnishings while enjoying characterful features such as exposed stonework and vaulted beamed ceilings
- The villa enjoys a sensational garden and terrace. You will benefit from a glorious infinity pool, outstanding shaded alfresco lounge and dining spaces, an outdoor gym, an outdoor cinema and vast gardens
- The villa boasts the most spectacular mountain, sea and sunset views

What you should know...

- A folding bed can be added to one of the bedrooms to accommodate an extra guest
- The villa enjoys a rural location though is just minutes from the nearest beaches. You will definitely need a car though to make the most of your holiday
- Although you may feel like staying put in your tranquil oasis, the island is a true wonder and you mustn't miss out on Myrtos Beach, Assos and Fiskardo

Terms & Conditions

- **Security deposit:** €250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 15.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 4 nights - low season 5 nights - mid season 7 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