Villa Pantelia

Region: Athens Riviera **Sleeps:** 9

Overview

Enjoy the best of both worlds when you vacation in Villa Pantelia, located betwixt and between the city of Athens, and the beaches of the east coast of the Greek mainland, on the azure Aegean Sea. This impressive four-storey, detached villa, can be found nestled in the quiet suburb of Artemis, fifteen minutes from Athens' international airport, and near to the golden sands of the Attica coastline. Villa Pantelia has four spacious double bedrooms, and can comfortably accommodate up to nine guests, ideal for a large family holiday or friends' get-together. The two hundred and forty-five square metre property is set in its own grounds, with a tiled terrace, lush green lawns, and a private swimming pool.

The villa is surrounded by a high fence and mature tall trees for privacy and security. Villa Pantelia has on-site parking, comes complete with complimentary air conditioning and Wi-Fi throughout, and an elevator that can access three of the four floors. This beautiful architect-designed property is constructed out of classic whitewashed walls, and floor-to-ceiling picture windows, that flood the villa with natural light, and rewards the guest with panoramic views. The interiors are thoroughly modern, furnished with contemporary pieces, and decorated in a palette of crisp clean white, with shades of grey, and primary colour highlights.

Enter your holiday home to discover a light and airy open-plan living space, with picture windows that open onto a furnished terrace. The seating area has two super comfy soft grey sofas, two funky fabric chairs, wooden coffee tables, a bookcase stuffed full of holiday reading and board games, and a flat-screen TV. The adjacent six-seater wood dining set is perfect for some indoor entertaining. Whilst two leather camping-style chairs and a side table is just the spot for a morning coffee catch-up. The marble-tiled terrace has a seating set with cream cushions, an occasional table, and a fabulous vista. The stylish kitchen is fully equipped with all the latest appliances you will need to cater for your holiday, including a family-size fridge freezer, a preparation island, a four-seater breakfast table and chairs, and a dove grey padded bench seat. The spacious double bedrooms can be found on different floors of the property, take the internal elevator or stairs to access them. The best bedroom is on the top floor, the turquoise and white master suite is snuggled under the eaves, furnished with a king-size bed, and an ensuite bathroom with a walk-in shower and a Jacuzzi with a view. There is a top-floor sea view terrace, with a table and chairs, where you can meet for sunset cocktails. Two further bedrooms have double beds, one with a sofa bed for one guest, and a shared family bathroom with a bathtub. The fourth bedroom has a double bed and an ensuite shower room. A guest cloakroom completes the accommodation.

Access the gardens and tiled terrace from the lower floor, where you will find a teak deck, with a large step-entry swimming pool, surrounded by a tall white fence for your privacy. Deep cushioned sun loungers and swing chairs are strategically positioned around the pool. Take a walk in the garden and









take a nap under a shady tree in one of the seaside deckchairs on the lawn. As dusk falls, feast alfresco at the outside dining table, with local delicacies freshly cooked on the barbeque.

Facilities

Catering Available • Air-Con • Private Pool • Villa • Ideal for Kids • Great Value • Boat Trips • Sailing • Historical Sites • <1hr to Airport • Watersports • Special Offer • Chef/Cook Available • Has Offer • Has Discount • Ideal for Teens • Modern • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Heating • Pre-Stocked Fridge Available

Interior & Grounds

The Villa

A four storey modern detached 245sqm villa in the suburbs with four double bedrooms, in its own grounds and gardens with private pool, to sleep nine

Interior:
- Fully equipped kitchen
- Open plan living area
- Dining area
- 2x Double bedrooms with ensuites
- 2x Double bedrooms
- Sofa bed
- Shared bathroom
- Guest cloakroom

Exterior:
- Privtate swimming pool
- Teak terrace
- BBQ
- Dining area

Additional facilities
- Modern kitchen appliances
- Preparation island
- Bench seat
- Vista terrace with patio chair set
- Bathhroom with jacuzzi
- Sun loungers
- Swing chairs
- Lawned garden
- Deck chairs
- 3 floor elevator
- Private parking







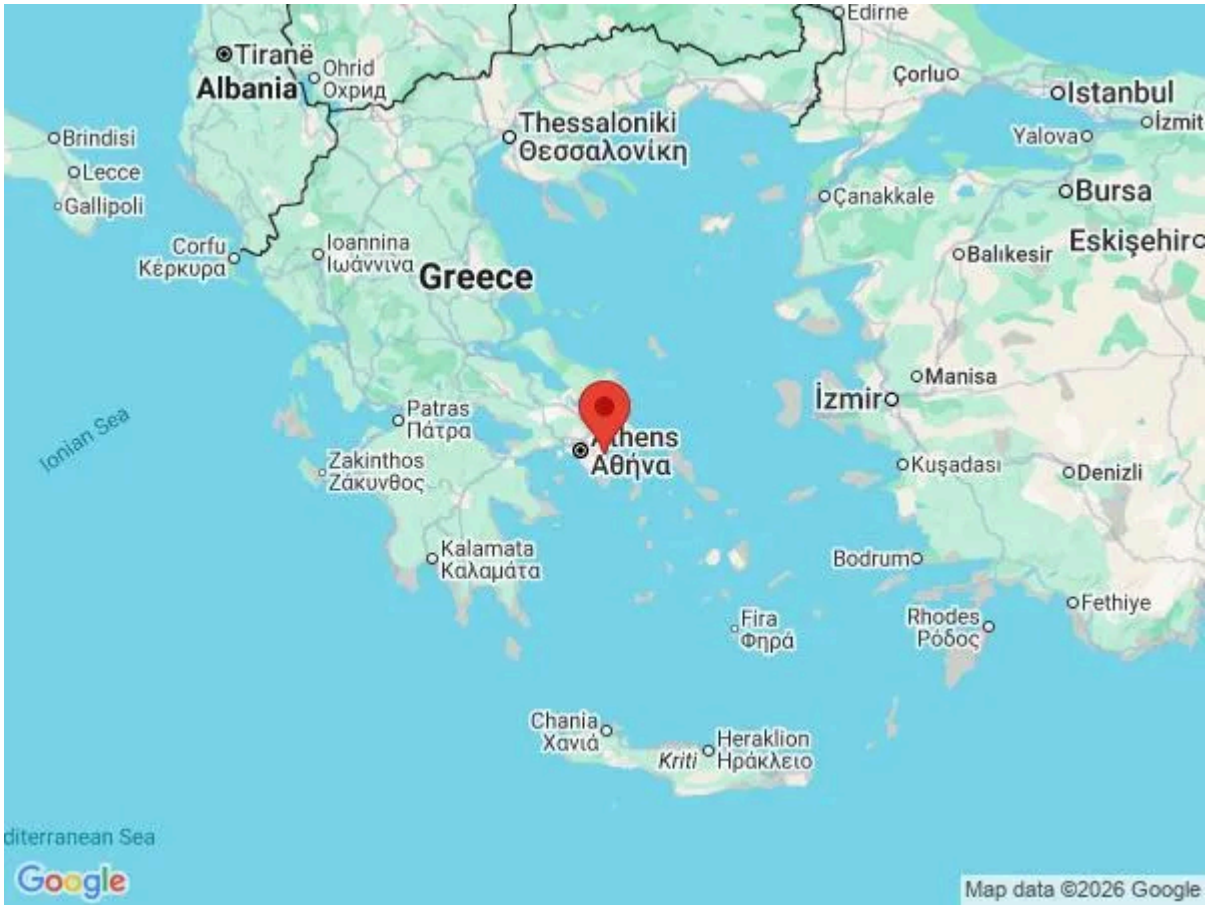


Location & Local Information

Villa Pantelia can be found in the quiet residential area of Artemis, also known as Artemida, near the east coast of the province of Attica, on the Aegean Sea. The villa is fifteen minutes from Athens International Airport, and twenty-five minutes into the city of Athens itself. Villa Pantelia is within walking distance of local shops and minimarts for provisions for your holiday, and near to cafes, restaurants, and bars for refreshments. The resort town of Artemis is a short drive away and has a family-friendly, sandy beach with shallow entry access into the crystal-clear waters of the Aegean Sea.

The Attica coastline is populated with organised beaches, some of them offering a selection of water sports, shorefront cafes, and seaside restaurants serving traditional Greek dishes and freshly caught fish. Recommended ones include the ten-kilometre Schinias which ends in the pine forests of Marathon Bay, and the organised Vouliagmeni, which requires an entry ticket to enjoy the fabulous facilities, including a park, tennis and volleyball courts, water sports, especially surfing, and cafes and bars, whilst Sounio boasts the adjacent National Park and the 444BC Temple of Poseidon. The surrounding area is a model prototype for the NATURA 2000 project, with an amphitheatre view, within the largest pine forest of Athens. A seven-kilometre drive south will take you to the famous Temple of Artemis at Brauron. This sacred spot, which dates from neolithic times, is one of the twelve ancient sites of Attica, built in the sixth century BC. After walking around the ruins, go to the Archaeological Museum of Brauron, where you can see a collection of ancient artefacts discovered in the area. Nearby is the Vravrona Signal Tower, which was built by the Burgundians in the thirteenth century, and used to send smoke signals to warn of invading pirates.

Visit Marathon to see the Tymbos Athenian soldiers vaulted tomb, its Archaeological Museum, and the artificial lake, ending at the beach. There are lots of local boat trips, whether it's thrill-seeking in a RIB, sharing traditional caiques and island hopping, or chartering your own yacht









with a captain, who can take you to beautiful bays and secret coves. Landlubbers may prefer a buggy tour around the many ancient sites and sights, whilst nature lovers can discover the local flora and fauna following the forests and ready-made trails of Sounio National Park and the CHOAS crater. Further afield is the charming resort of Palaia Fokea, a seaside town on the Saronic Gulf, famous for its deep sea fishing, and Paralia Katafygia, a beach divided into two parts by an old church.

The town of Lavrio is home to silver mines of Greek antiquity, as far back as the eleventh century BC, view their history in the Archaeological Museum and Mineralogical Museum. Enjoy a glass of wine at the Strofilia Estate Winery, where you can take a tour and taste the homegrown vintages. Spend the day in ancient Athens, walk up to the Acropolis, watch the changing of the Greek guard in Syntagma Square, marvel at the Parthenon, see the treasures in the Acropolis Museum, and watch the sunset at the Temple of Zeus.

Local Amenities

Nearest Airport	**Athens Airport (10 km)**
Nearest Ferry Port	**Rafina Port (11 km)**
Nearest Town/City	**Athens (36 km)**
Nearest Beach	**Vravrona Beach (1.4 km)**

What we love

- We love that Villa Pantelia encompasses the best of both worlds, go one way to the ancient city of Athens, go the other for the golden beaches of Attica
- Villa Pantelia is set in charming enclosed grounds and gardens in a quiet suburb, it has a sense of peace and privacy
- The interiors of Villa Pantelia are super stylish and well thought out, the bedrooms are evenly arranged throughout the villa, which gives each one a feeling of being a suite
- The swimming pool is a sizable forty square metres, set in a teak deck and surrounded by the fattest sun lounger cushions for lazy days doing nothing but soaking up the Grecian sun

What you should know...

- This villa is available for longer lets
- All the beds are double, and there is a sofa bed for a single guest, perfect for a group of friends sharing or a family holiday
- We recommend hiring a car to get to visit all the fabulous sights there is to see

Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost

- **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:** Standard changeover clean included in the price. 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:** 3 nights - low/mid season 4 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