

# Avaton Presidential Villa

**Region:** Halkidiki **Sleeps:** 6

## Overview

Avaton Presidential Villa comes up trumps when you bide your time in this beautiful beachfront property, overlooking the azure waters of the Aegean Sea on the Athos Peninsula in Halkidiki, mainland Greece. This super stylish two-bedroom, three-storey villa, is part of a modern hotel and luxury villa complex. The villa can comfortably accommodate up to four adults and two children, ideal for a family or couples sharing. The property is set in the most superb grounds, planted with Mediterranean gardens and lush green lawns, and stone steps that lead down to a soft sandy beach, and the crystal clear waters of the Aegean Sea.

When you stay in Avaton Presidential Villa you get to enjoy all the facilities the resort has to offer. The hotel has two incredible restaurants, one alfresco, and a champagne bar, with the options to dine by the seashore, in the villa, or served breakfast and dinner by your private pool. There is an exceptional concierge service, your wish is their command. The team can arrange almost anything from helicopter arrivals and private yacht charters to in-villa massages and private yoga sessions on the beach. For families, there is a dedicated Kid's Club, welcome amenities, and a whole host of activities to keep them amused all day. For the adults, there are candlelit dinners on the beach, floating breakfast served in the pool, and sleeping under the stars. Whilst everyone can make memories to last a lifetime with private charter yacht cruises.

Enter the villa and go down to the ground floor level, where you will be wowed by the most elegant, light and airy, open-plan living space. The sitting room has a smart grey and yellow trim L-shaped corner sofa, an armchair and footstool, a matching console and coffee table, and a flat-screen satellite television. The adjacent light wood round



dining table seats six, and would be the ideal spot for some impressive indoor entertaining, especially when it's cooked by your private chef, and served by your butler. The all-white kitchen has a full oven, hob, dishwasher and washing machine and comes complete with a preparation island and that must-have mini bar. On the first floor, there is a bedroom with twin beds, that can each be made into doubles, a walk-in wardrobe, and a beach-view furnished balcony. The second floor is home to an exquisitely-appointed master bedroom, dressed in the finest linens, with a double bed, a walk-in wardrobe, an ensuite shower room.

The breathtaking tiled terrace is home to a teak-decked double swimming pool, with a built-in double sunbed platform. White mesh sun loungers and armchairs are strategically positioned around the pool, to admire the stunning sea views. Manicured lawns invite you to sunbathe and soak up some rays. A six-seater dining set is ready for feasting alfresco, before sitting back and relaxing under the stars.

## Facilities

Villa • Coffee Machine • Wi-Fi/Internet • Air-Con • Resort Villa • Walk to Beach • Hairdryer • TV • Boat Trips • Self-Catered • Sailing • Historical Sites • Watersports • Chef/Cook Available • Laptop Friendly Workspace • Wow Factor • Cots (Cribs) • Private Pool • Beach Nearby • Maid Service Available • Instagrammable • Modern • Pre-Stocked Fridge Available • Transfers Available • Bathroom Toiletries • Ideal for Kids • Ideal for Teens • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

120sqm, 3 storey, 2 bed, sea view, semi-detached villa, with a double swimming pool and private garden, sleeps 4 adults, plus 2 children

### *Ground floor:*

- Living area
- Dining set
- Fully equipped kitchen, mini bar

### *First floor:*

- Bedroom with twin beds, which can be doubles, walk-in wardrobe, ensuite shower room, beach view furnished balcony
- Family Bathroom

### *Second floor:*

- Bedroom with double bed, walk-in wardrobe, ensuite shower room, sea view furnished balcony

### *Exterior:*

- Private terrace and garden,
- Swimming pool
- Dining set

### **Additional facilities:**

- Air conditioning
- Wi-Fi
- Luxury complimentary amenities
- Room service
- Daily maid service
- Concierge services
- Private chef
- Private butler on request
- In villa spa treatments
- In villa private dining
- Breakfast can be served in the villa
- Pool cinema evenings

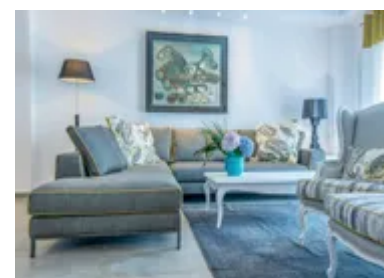
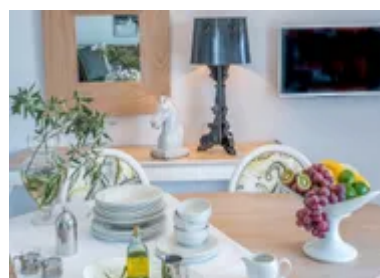
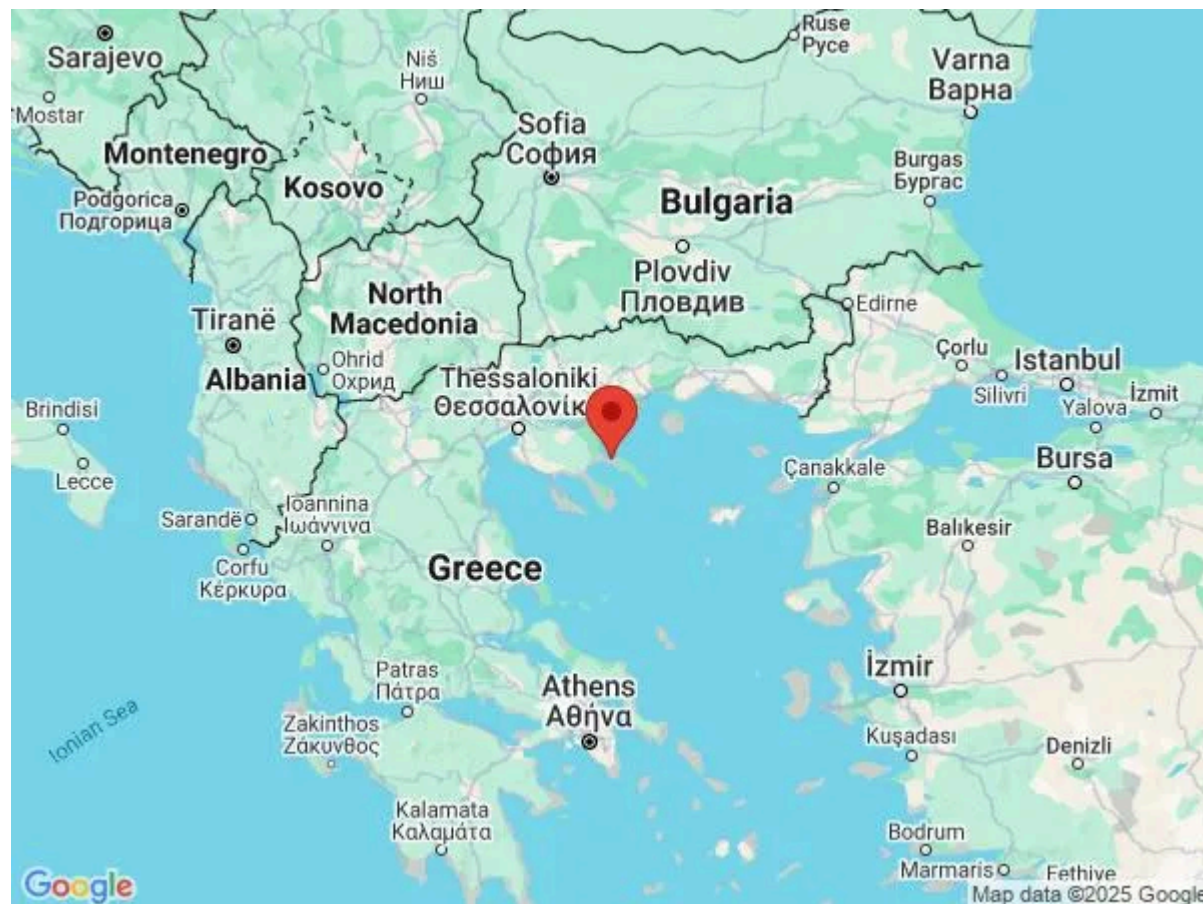




## Location & Local Information

Avaton Presidential Villa is nestled in the hillside, overlooking the beautifully manicured lawns of the luxury Relais & Chateau resort, and out over the shimmering waters of Koumitsa Bay, on the Athos Peninsula in Halkidiki in northern Greece. The nearest airport to the resort is at Thessaloniki, a scenic one hundred and twelve kilometres from your holiday destination. The residence is in the most incredible setting, with sweeping manicured green lawns that cascade gently to the sandy beach of the bay, populated by the hotel's sun loungers and brollies. Dip your toes in the crystal clear waters of the Aegean, and spend the day sunbathing and being waited on. In high season there is a masseur who can treat you in the beach cabana or in the privacy of your residence.

As a guest at the property, you can enjoy all the fabulous facilities it has to offer, including breakfast served at the villa, or in the fine dining restaurant. Athos is the most easterly and quietest of the three Halkidiki peninsulas, with picture postcard golden sandy beaches, and a backdrop of ancient olive groves and pine forests. There are lots of incredible beaches to choose from, especially recommended nearby Ouranoupolis, with its Byzantine tower, dedicated to a Australian couple who bought it in the 1930's. Here you can take a cruise along the Holy Mount Athos, the sightseeing launches and sailing-ships make sea trips every day. Drive to Gerakini where you can stroll the prom and eat at one of the many popular Greek Tavernas on the seaside. Kakoudia with its unusual white shaped rocks and long wide yellow sandy beach, both sitting in the shadow of Mount Athos. The monasteries of Mount Athos can only be viewed from the water, men may visit by arrangement at least six months in advance. Charter a yacht and sail along the coastline, swim and snorkel in the warm Aegean waters, and dine aboard on freshly caught fish. Island hop to the Drenia Isles, an archipelago of six islands, with shallow waters that are superb for swimming. The other two peninsulas are worth a visit, Sithonia is fabulous for families, and nature lovers, whilst Cassandra is famous for bustling resorts, and lively nightlife.



The area is steeped in ancient history, most notably Stageria, the birthplace of the Greek philosopher, Aristotle, with a park dedicated to his life and work. The village of Olynthos is an archaeological site discovered in the 1930s with well-preserved mosaic floors, and a museum displaying the findings. Take a trip to the cave of Petralona, on the western side of Mount Katsika, full of stalagmites and stalactites, where a human skull believed to be over seven hundred thousand years was discovered, along with lots of other animal fossils. The capital city of Halkidiki is Poligiros, in the centre of the peninsula, known for its nightlife and bars, and Archeological and Folklore Museums. For something a bit more active, your concierge can arrange a hike along the trails through the local lush green forests, a day's scuba diving, a jeep safari across the terrain to local villages, small beaches, and ancient archaeological sites, cheese tasting or best of all a wine and honey tasting tour. As dusk falls enjoy dinner served by the beach, before falling asleep under the stars in a canopied curtained bed.

Local Amenities

Nearest Airport	Thessaloniki Airport (112 km)
Nearest Ferry Port	Port Tripiti (6 km)
Nearest Town/City	Nea Roda (4.8 km)
Nearest Beach	Konmitsa Beach (350 m)

## What we love

- We literally loved everything about Avaton Presidential Villa, most especially the beachfront hop, skip, and jump to the sandy shore and the azure Aegean Sea
- The interior décor at Avaton Presidential Villas is superb, the finest quality linens and fabrics dress every room, think contemporary classics marries beachfront holiday home
- The double pool, with an inset double sunbed, is divine, the perfect place to relax, unwind, and work on your tan
- The concierge team and added value extras are amazing, whether you want romance or adventure, they can arrange it all
- The facilities at the hotel are fabulous, the restaurants are first class, and the champagne bar and cocktail lounge is perfect for a sunset sundowner

## What you should know...

- The villa can sleep up to six guests, maximum of four adults and two children, the twin beds in the first-floor room can be doubles
- We recommend hiring a car to see all the sights you would like to see
- Mount Athos monastery is strictly out of bounds for women and children, men may visit by prior arrangement at least six months in advance

# 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:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** Not permitted
- **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 allowed
- **Minimum stay:** Low season - 3 nights
- **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