# Villa Karra

**Region:** Athens Riviera **Sleeps:** 8

## Overview

Villa Karra is a striking modern property set in the coastal village of Agii Apostoli, on the northern shore of mainland Attica. Architect-designed and newly built, this detached two-storey villa offers uninterrupted views of the Aegean Sea and accommodates up to eight guests across four spacious double bedrooms, ideal for families or a group of friends.

The villa's crisp white façade and expansive floor-to-ceiling windows create a bright, open atmosphere, connecting indoor spaces to terraces and balconies with stunning sea views. Inside, minimalist interiors feature contemporary furnishings in a sophisticated monochrome palette, complemented by sleek finishes throughout. The open-plan living area includes a stylish lounge with multiple sofas, a wood-burning fireplace, and a flat-screen TV, alongside a formal dining area and a state-of-the-art kitchen equipped with premium appliances and a breakfast bar.

Three double bedrooms with en-suite shower rooms are located on the ground floor, along with a guest cloakroom. Upstairs, the master suite features a walk-in closet, sitting area, modern wet room, and a private glass-fronted balcony, perfect for watching the sunrise over the sea.

Outdoors, guests can unwind on the tiled terrace beside the step-entry swimming pool, or dine alfresco at the ten-seater table, with meals prepared in the summer kitchen and barbecue area. Private parking for three cars, air conditioning, and Wi-Fi are included.









## Facilities

Villa • Air-Con • Boat Trips • Private Pool • Historical Sites • Ideal for Kids • <1hr to Airport • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Maid Service Available • Beach Nearby • Modern • Parking Space • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Heating • Pre-Stocked Fridge Available • Transfers Available

# Interior & Grounds

## The Villa

Built in 2023, a two-storey, detached, 4-bed, 4-bath sea and mountain view ultra-modern villa with private pool and garden, sleeps 8

*Ground floor:*
- Open plan living area with floor-to-ceiling sliding doors that give access to the pool terrace
- Seating area with L-shaped sofa, 3 and 2 seater matching sofas, coffee table, flat screen TV, enclosed wood burning fireplace
- Seating set x6
- Fully equipped modern kitchen, with breakfast and tall stools
- Guest cloakroom
- Dedicated workspace
- 3x bedrooms with double beds, bedside tables, wardrobes
- 3x bathrooms with walk-in showers, hand basins, WCs

*First floor:*
- Master bedroom with double bed, seating, walk-in closet, ensuite bathroom, and sea view balcony

*Exterior:*
- Tiled terrace with Mediterranean gardens
- Private swimming pool
- Wooden sun loungers
- Outdoor shower
- 10 seater dining set
- Summer kitchen
- BBQ

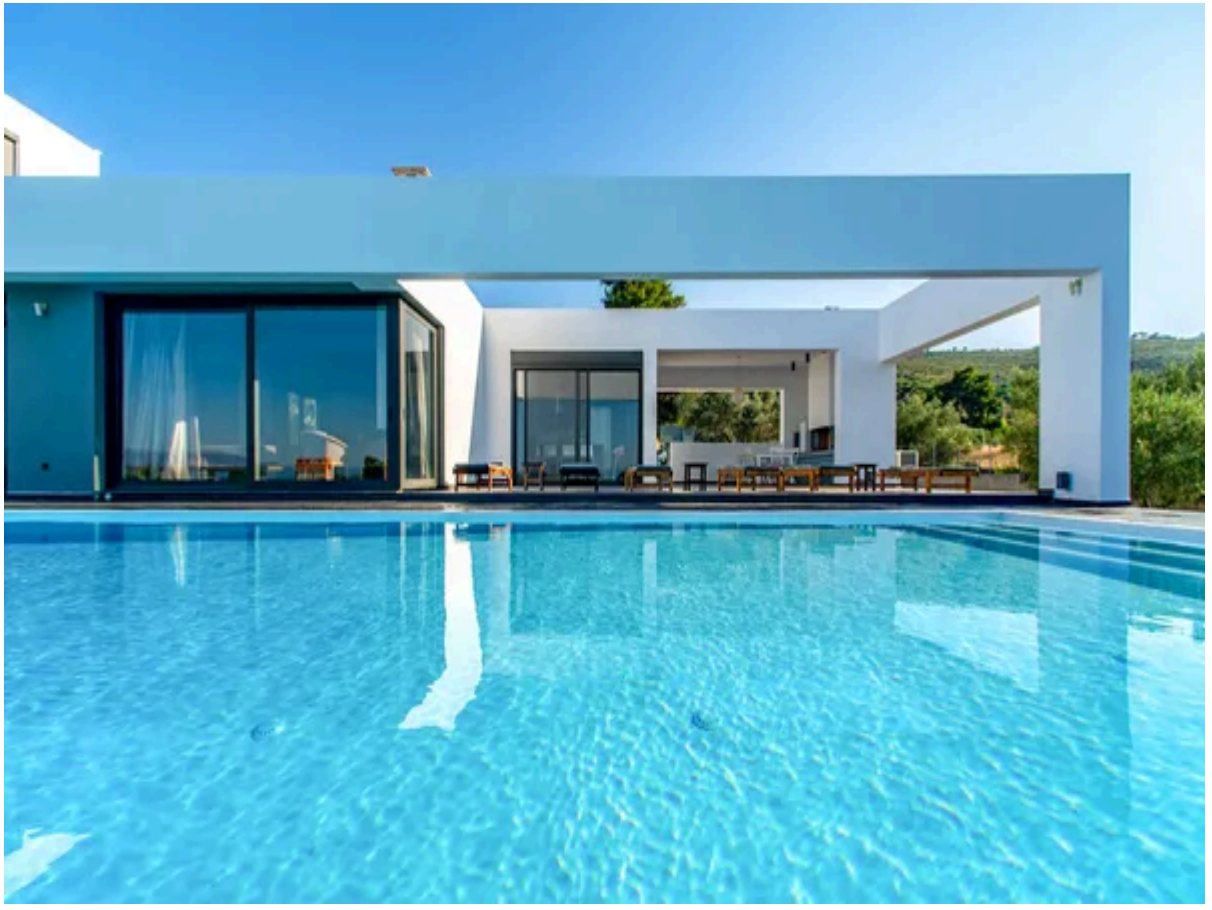
**Additional facilities**
- Air conditioning
- Heating
- Wi-Fi
- Carport x 3 cars
- Fridge
- Dishwasher
- Electric oven
- Coffee maker
- By request airport transfers (extra charge)

**Subject to cost: personal chef, yoga classes, concierge services*









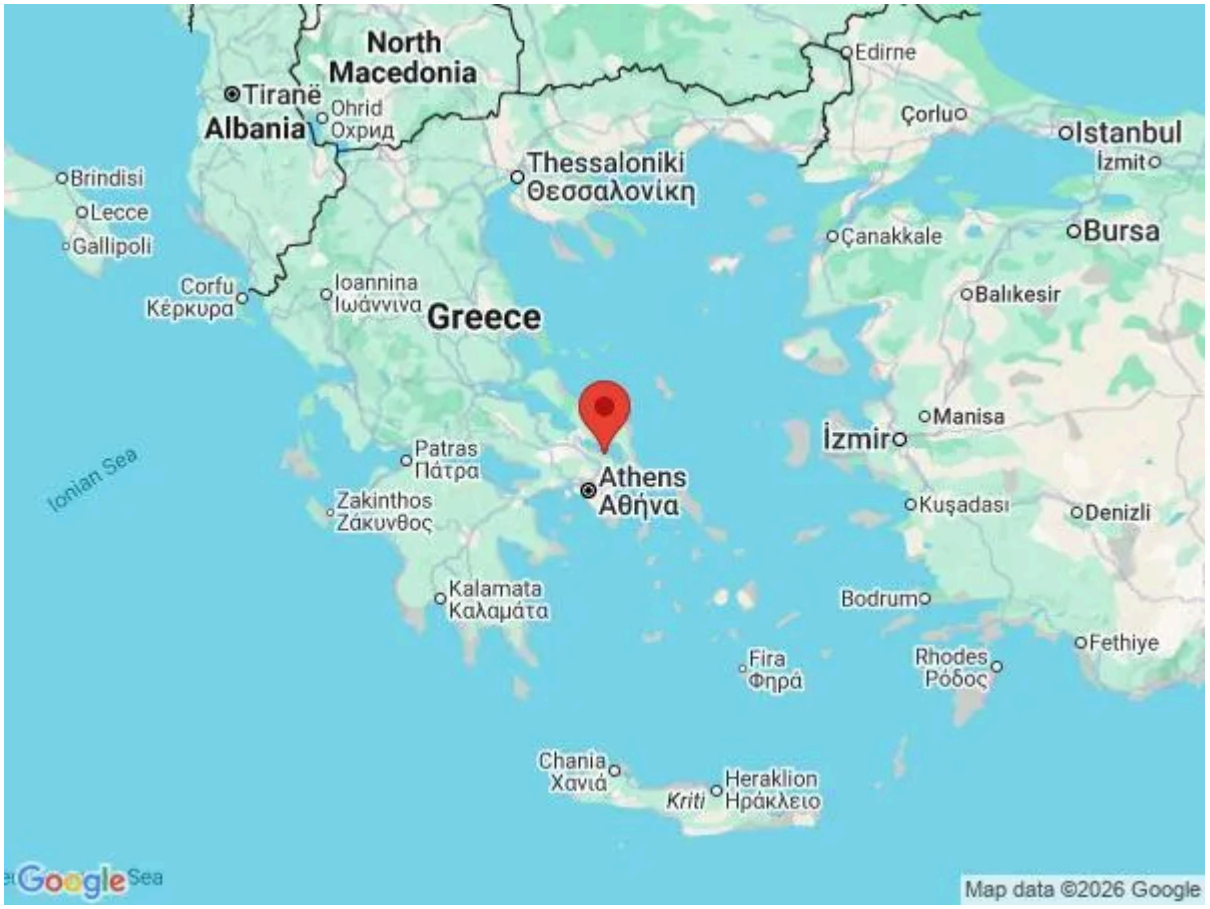
# Location & Local Information

Villa Karra can be found in the tiny village of Agii Apostoli, near the north coast of Attica, on the Greek mainland, overlooking the azure waters of the Aegean Sea. The villa is a scenic hour's drive from Athen's international airport, and a forty minute journey to the city centre if you fancy a cultural odyssey.

In the village, you will find stores to cater for your holiday, a handful of bars and family run tavernas, and a beach with golden sands and crystal clear waters. Have some fun in the sun windsurfing, paddleboarding, and jet skiing. The nearby beaches of Schinias, Nea Makri, and Rafina are also well worth a visit.

Get active with some hiking or biking along the beautiful trails of the local hills. Take a run to the nearby town of Marathon, and explore the tomb and Archeological Museum. See Sounio and the Temple of Poseidon overlooking the sea. Go to the Technological and Cultural Park at Lavrio. Visit Vravrona with the sanctuary and temple dedicated to Artemis. Make a day of it in Athens and see the Acropolis.

As night falls enjoy local Greek delicacies in a seafront restaurant with a glass of homemade ouzo and a local wine.










## Local Amenities

| | |
|---|---|
| Nearest Airport | **Athens International Airport (67.6 km)** |
| Nearest Ferry Port | **Port of Piraeus (57.2 km)** |
| Nearest Town/City | **Athens (51.1 km)** |
| Nearest Village | **Agii Apostoli (2.7 km)** |

| | |
|---|---|
| Nearest Beach | **Paralia Agii Apostoli (3.8 km)** |
| Nearest Restaurant | **Osteria Da Michele (2.8 km)** |

# What we love

- We love the pool at Villa Karra, long enough for proper lengths, and lovely enough for some cooling and midnight dips
- We love the sneaky peek of beach and sea that you can glimpse from Villa Karra, enticing you to take a walk down to the shore
- Villa Karra has a fabulous family size ten seater dining table, with a summer kitchen, perfect for feasting alfresco on hot summer nights

# What you should know...

- Villa Karra has four bedrooms, all of which have double beds
- Villa Karra offers a range of concierge services and added  services such as airport transfers private chefs, and yoga lessons, subject to charge

# Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon 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

- **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 4/5 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