

# Dodona Villas

Region: Sivota Sleeps: 8

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## Overview

Perched on a rocky hillside just minutes from the charming village of Sivota, the Dodona Villas offer a serene retreat with uninterrupted views across the Ionian Sea. Located on a private estate shared with four villas, it enjoys a prime position closest to the water, making the most of its panoramic setting.

All four villas in the complex are exactly the same, the only thing that differs is the arrangement of the outdoor space, with one that is handicap accessible. Each featuring four stylish en-suite bedrooms, ideal for families or groups of friends. Its open-plan design includes a sleek kitchen, indoor and outdoor dining areas, and a comfortable lounge that opens directly onto the terrace. Floor heating and cooling, natural ventilation, and expansive windows ensure a bright, comfortable stay throughout the seasons.

Sustainability is at the heart of Villas Dodona. The property is 99% self-sufficient, powered by solar energy and supported by a private water and purification system sourced from the Acheron River. Native plants and local stone, some uncovered during construction, have been thoughtfully integrated into the design, harmonising the villa with its surroundings.

Outside, a private infinity pool and landscaped terraces offer breathtaking views of Corfu, Paxos, and Antipaxos. Nearby, guests can explore Sivota's beaches, the lively quayside, and hidden gems like Mikri Ammos, Megali Ammos, and Bella Vraka. The villa also features yoga and wellness areas, Coco-mat mattresses, and tranquil corners for relaxation, promising a stylish and restorative escape on the Ionian Riviera.

## Facilities

Villa • Air-Con • Boat Trips • Private Pool • Ideal for Kids • Historical Sites • Watersports • Walking/Hiking Paths • Special Offer • Chef/Cook Available • Has Discount • Ideal for Teens • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Tumble Dryer • Electric Car Charger • Smart TV • Pre-Stocked Fridge Available • Transfers Available



# Interior & Grounds

## The Villa

4 bedroom villa with private pool and sea views

### *Lower Level*

- 2 double bedrooms with en suites (or 4 singles)

### *Ground level*

- Living and dining area
- Fully equipped kitchen
- Double bedroom with en suite

### *Upper level*

- Double bedroom with en suite
- Private deck

### *Exterior*

- Infinity pool
- Sea views
- Dining area
- Sunbeds
- Private parking and car charging stations

### **Additional Facilities**

- Wi-Fi
- Cooling and heated floors
- Self-contained water and purification system
- Antibacterial tiling
- Cocomat mattresses
- Smart TVs in all rooms
- Washer and dryer
- Luxury bathroom essentials (shampoo, conditioner and shower gel)
- Linen and towels
- Kids accessories (high chairs, strollers, baby cots with linens and towels, provided upon request)



# Location & Local Information

The Dodona Villas occupy a prime hillside position just moments from the vibrant town of Sivota. Private sea taxis are available from Sivota to the enchanting island of Paxos in approximately thirty minutes, while Preveza Airport is around one hour away. Alternatively, visitors can fly into Corfu and enjoy a scenic ferry journey, perfect for a twin-centre holiday.

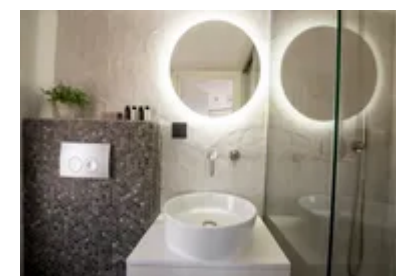
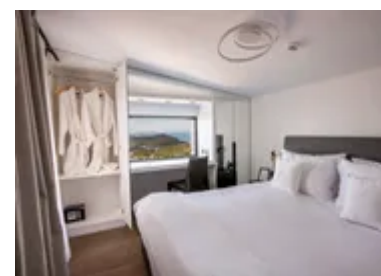
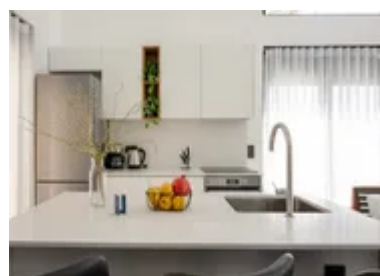
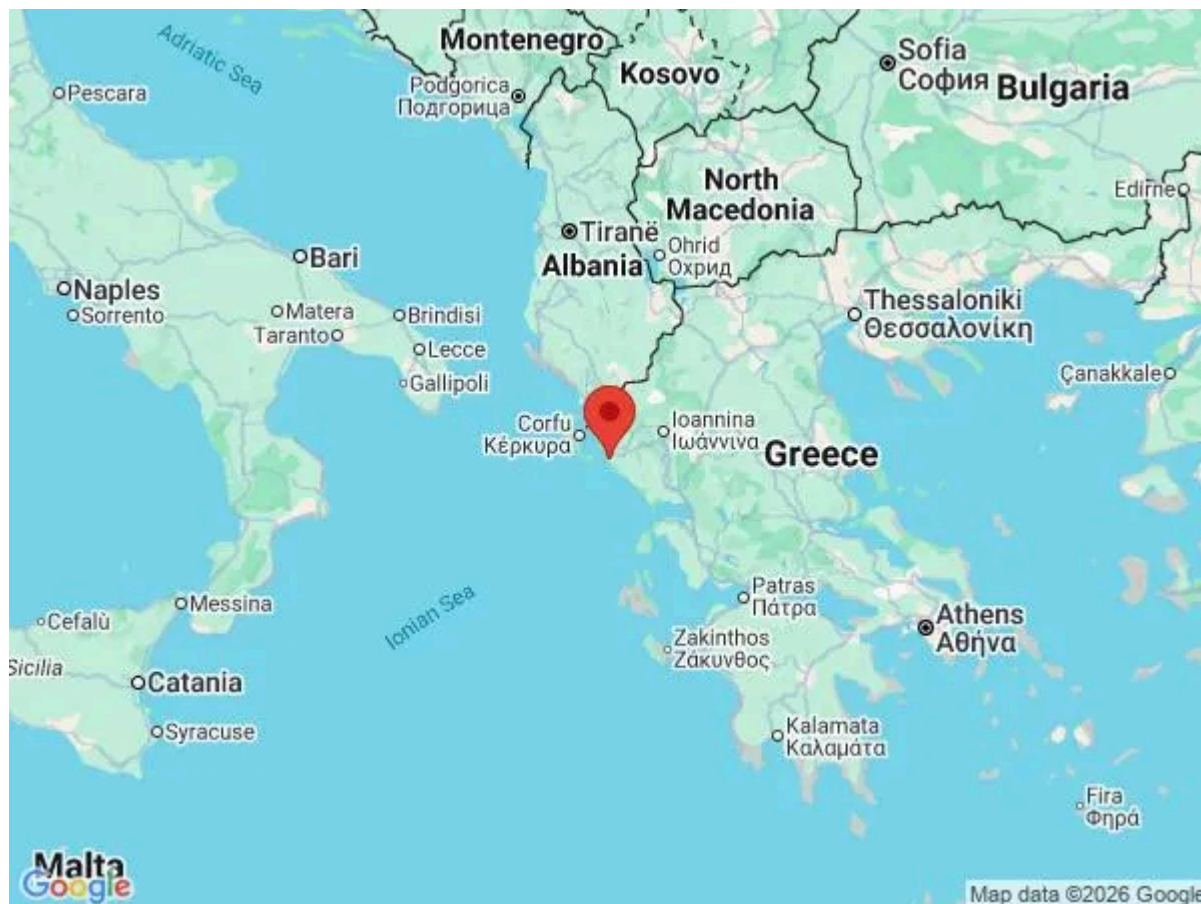
Sivota is a picturesque harbour town offering waterside dining, boat hire, and a laid-back atmosphere. Nestled in a sheltered bay between pine-clad hills and the deep blue Ionian Sea, it boasts panoramic views, excellent beaches, and a lively waterfront lined with charming bars and boutique shops. Bella Vraka, accessed by a sandy causeway, offers a serene beach escape on the islet of Mourtemeno. Nearby Mikri Ammos Beach features one of the region's best beach clubs, with luxurious daybeds, exceptional dining, and handcrafted cocktails served against a backdrop of crystal-clear waters.

This region of Epirus, known for its mountains, rivers, and traditional villages, is rich in natural beauty and ancient heritage. The Acheron River, around one hour's drive from Sivota, is ideal for hiking, river trekking, kayaking, and horseback riding.

South of the villa, Parga captivates with its colourful hillside houses, sandy beaches, and Venetian castle ruins. Inland, villages like Perdika offer authentic charm, while the hilltop Agia Paraskevi Monastery provides panoramic views and peaceful surroundings. Paxos and its famed Blue Caves are also within easy reach.

## Local Amenities

Nearest Airport	<b>Ioannina National Airport</b> (103 km)
Nearest Ferry Port	<b>Igoumenitsa Ferry Port</b> (23.4 km)
Nearest Village	<b>Sivota</b> (1.5 km)
Nearest Beach	<b>Gallikos Molos Beach</b> (Gallikos Molos Beach)
Nearest Restaurant	<b>Greek Restaurant Sivota</b> (1.2 km)
Nearest Supermarket	<b>(1.4 km)</b>



## What we love

- Dodona Villa's enjoys clean lines and a cool vibe that encourage you to embrace the calm
- The villa's location is on a small, exclusive, private estate with sensational views of the Ionian Sea and the islands of Corfu, Paxos and Antipaxos is heavenly
- The villa is 99% self-sufficient, enjoying solar panels, a self-contained water and purification system sourced from the pristine waters of the Acheron River, an excellent floor heating and cooling system and wonderful use of eco-friendly materials

## What you should know...

- All four villas on the complex are exactly the same, the only thing that differs is the arrangement of the outdoor space, with one that is handicap accessible please enquire.
- The sumptuous beds can be set up as doubles or single beds, allowing for flexible sleeping arrangements
- Please let us know if you are interested in any special arrangements such as private chefs, villa pre-stocking, boat hire etc
- Villa Pre-stocking service – 10 euro + the cost of each item ordered (grocery prices will be presented with receipt of purchase)

# 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:** 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
- **Other 2:** Villa Pre-stocking service -10 euro + the cost of each item ordered (grocery prices will be presented with receipt of purchase)
- **Minimum stay:** 3 nights 5 nights between 10th and 21st of August
- **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