

# Villa Akrotiri

Region: Zakynthos    Sleeps: 10

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## Overview

Villa Akrotiri stands as an epitome of opulence on the idyllic east coast of Zakynthos, a jewel in the crown of the Greek Ionian islands. This ultra-luxury, 4-storey detached villa boasts an expansive 780 square meters, featuring 5 ensuite bedrooms, 6 bathrooms, and panoramic sea and mountain views that enchant the senses.

The ground floor is a monochrome marvel, adorned with marble floors and three-sided sea views. An open-plan living space beckons with a lavish seating area, including 3 and 4-seater white sofas, matching pouffe, a leather chaise longue, and a smart TV. The pièce de résistance is a grand piano that adds a touch of musical sophistication. A fully fitted modern kitchen with an island, a bar, and a 10-seater dining set create a space for culinary delights and cocktail mixology. The wrap-around sea view patio, complete with an alfresco dining set is a stunning sea view setting.

Take the stairs to the first floor, where there is a second living space, complete with a semi-circular sofa and a covered balcony offering unobstructed sea views. This floor has three bedrooms, including a master suite with a king-size bed, fireplace, smart TV, and an ensuite bathroom featuring a Jacuzzi bath. There are two further beautifully appointed double bedrooms with king-size beds, one with ensuite and the other with separate WC only. A living area with a circular sofa, fireplace, chess set, a roulette table, and a separate WC complete this level. The second floor has two double bedrooms, both with king-size beds, a bathroom with a shower and Jacuzzi, and a sunbathing terrace that gifts the guests breathtaking views of the surroundings.

Step outside onto the sea-view terrace and gardens with your very own private 50-square-meter, glass-fronted



swimming pool, relaxing sun loungers, shady parasols, and a handy outdoor shower. For relaxation and rejuvenation, the villa offers spa and gym facilities, including a sauna, sweating bath, massage bed, treadmill, elliptical trainer, ab machine, exercise bike, weights, and a rain shower. For the entertainment room, there are board games, chess, backgammon, darts, table football, pool, air hockey, ping pong, a PlayStation console, and a home cinema with a 100" screen with 6 seats.

Facilities include air conditioning, Wi-Fi, private parking, CCTV cameras, an alarm system, maid service, and an array of entertainment options such as smart TVs, radio Hi-Fi, and a library. Pets are welcome upon request, and smoking is permitted outside the villa. Guests can take advantage of the excellent subject to charge concierge services, including luxury transportation, private chefs, rental services, yoga, Pilates, beauty services, event planning, catering, massage, and guided excursions.

## Facilities

Villa • Coffee Machine • Seaview • Wi-Fi/Internet • Boat Trips • Air-Con • Sailing • Historical Sites • Watersports • TV • Chef/Cook Available • Walk to Village • Private Pool • Beach Nearby • Maid Service Available • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

780sqm, 4 storey, detached, 5 bedroom, 6 bathroom, luxury sea and mountain view villa with private pool and gardens, sleeps 10-12

### *Ground floor:*

- Open plan living space with marble floors and three sided sea views
- Seating area
- 10str dining set
- Fully fitted modern kitchen with island
- Bar
- WC

### *First floor:*

- Living area with semi-circular sofa, and sea view covered balcony
- Master bedroom with king size bed, ensuite bathroom with Jacuzzi bath, private sea view veranda
- Double bedroom with ensuite
- Double bedroom
- Separate WC

### *Second floor:*

- 2x Double bedrooms with king size beds
- Bathroom with shower and Jacuzzi
- Sunbathing terrace

### *Basement:*

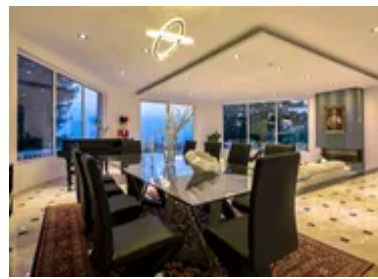
- Spa and gym facilities
- Home cinema with 100" screen and 6 cinema seats
- Billiards table

### *Exterior:*

- Sea view terrace and gardens
- Private 50sqm x 1.6m depth, glass fronted swimming pool
- Sun loungers
- Parasols
- Outdoor shower
- Traditional and gas BBQ

### **Additional facilities**

- Private parking
- CCTV cameras
- Alarm
- Maid service
- 10 x 50" smart TVs
- 3 x 32" smart TVs
- Radio Hi-Fi
- Library
- First aid kit
- Baby amenities on request
- Pets on request
- Smoking allowed outside of the villa
- Entertainment room: board games, chess, backgammon, monopoly etc, darts, table football, pool, air hockey, ping pong, Playstation console



*Concierge services subject to charge:*

- Transport to and from the airport with Luxury Transportation Means, or, in case of larger groups of guests, with a luxury minibus, driven by a chauffeur
- Luxury Limuzines and chauffeur available upon request during your stay
- Private Chef for breakfast and supper
- Bicycle/Car/Motorbike rental
- Yoga
- Pilates
- Beauty Services
- Events
- Catering
- Massage
- Excursions
- Taxi
- Weddings
- Wedding planning



# Location & Local Information

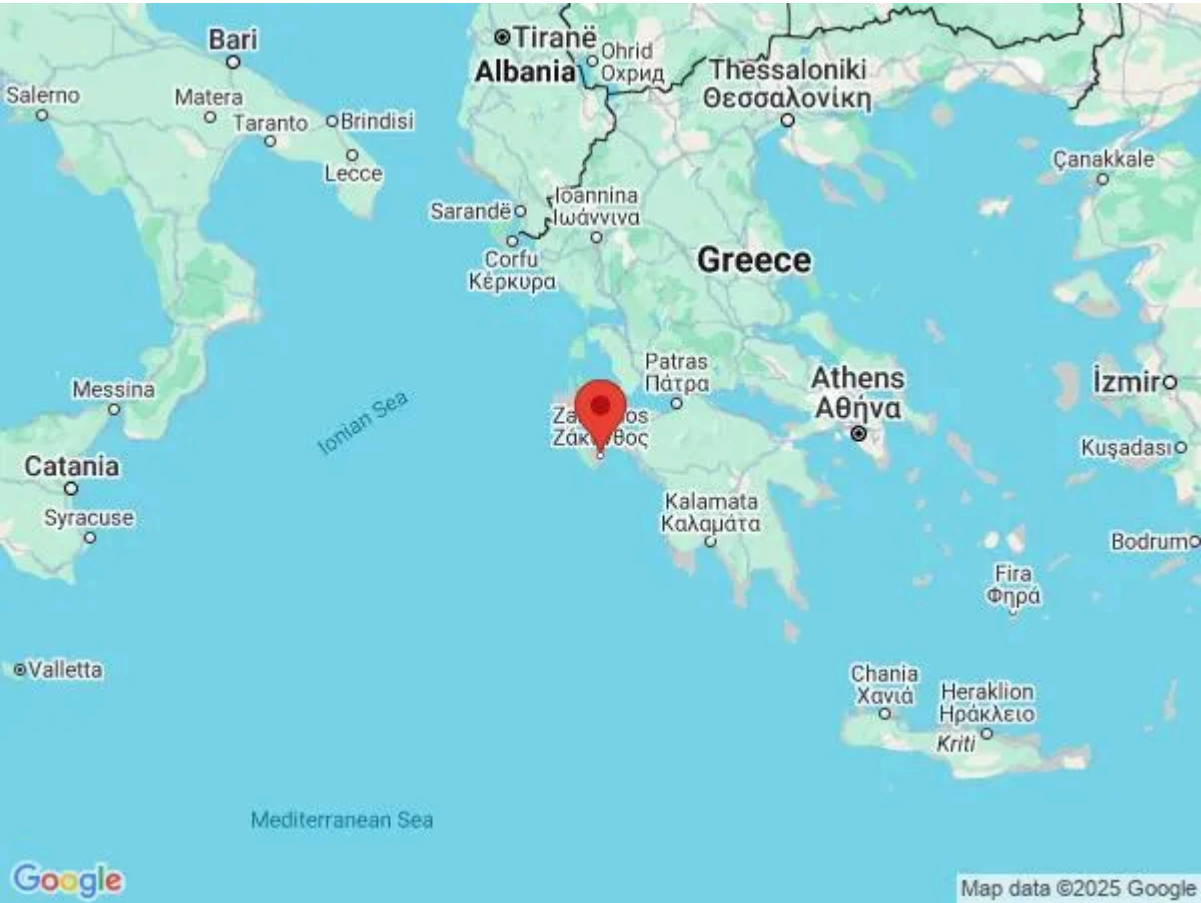
Villa Akrotiri is perched atop a hill that overlooks the village of its namesake and offers a mesmerizing panorama encompassing Kefallinia Island, and the boundless expanse of the Ionian Sea. The villa is six kilometres from the nearest international airport, and a scenic drive through the Greek countryside takes you to your exclusive holiday home. A short walk will get you to the nearest beach, which is just five hundred metres from the villa. Situated in a serene locale, the villa is strategically placed just a brief drive away from Zante Town, the charming capital of the island.

For those seeking more organized coastal experiences, Tsilivi, a popular beach resort, is just two and a half kilometres from the villa. Essential amenities, including shops and restaurants, are accessible in Tsilivi or Zante Town. The town of Zante is full of historical and cultural gems, including St. Markos Square and Solomos Square, picturesque neighbourhoods, and the bustling Zakynthos port—a gateway for captivating turtle-spotting cruises. All aboard for a day at sea on a traditional caique, where you can sunbathe, swim, and snorkel under the summer sun.

Further afield explore Navagio Beach, famous for the iconic shipwreck on its shores, and accessible only by boat. Sail to the fascinating Blue Caves on the north coast with their unique rock formations. Go southwest and snorkel the Keri Caves. Take a tour around the island to see traditional Greek villages, and sample the honey, olives, and wine along the way. If it's nightlife you are after, Laganas Bay has a lively vibe with beach clubs, bars, and restaurants coming alive as dusk falls and the sun sets.

## Local Amenities

Nearest Airport	Zakynthos International Airport (8 km)
Nearest Beach	Paralia Krioneri (1 km)



Nearest Ferry Port	Port of Zakynthos (4.1 km)
Nearest Restaurant	(700 m)
Nearest Town/City	Zakynthos (2.1 km)
Nearest Village	Akrotiri (1.1 km)

## What we love

- We love the huge sense of space that Villa Akrotiri offers, set over four floors, with lots of different seating and entertainment areas, it's great for large families and groups sharing
- The views from Villa Akrotiri are simply mesmerising, from sunrise to sunset, it's what holiday memories are made of
- The interiors of Villa Akrotiri are breathtakingly beautiful, with meticulous attention to detail in both style and comfort
- Who doesn't love a sea view villa with a glossy grand piano, imagine the evenings in as the ivories are tickled as you are sipping your sundowner cocktails

## What you should know...

- There are five fabulous spacious bedrooms at Villa Akrotiri, all with king-size beds, no twin rooms, great for a group of friends sharing, or a large family
- Villa Akrotiri comes with lots of fabulous added value extras, please check which are subject to charge, and which are included
- Villa Akrotiri commands stunning sea views, but the nearest beach is a short 500m drive or walk away

# 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?:** On request only and with prior agreement with the owner 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.
- **Minimum stay:** 5 nights 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