

# Aether Estate

**Region:** Paros **Sleeps:** 12

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## Overview

Nestled high on the picturesque hills of Paros, Aether Estate offers an enchanting retreat with breathtaking vistas of the Aegean Sea. This serene escape perfectly captures the essence of Greek island living, creating an inviting haven for families and friends alike.

As you step inside, the main villa welcomes you with its thoughtful design, where traditional island architecture meets modern comfort. The heart of the home is the open-plan living and dining area, bathed in natural light from the tall windows framing stunning sea views. The interiors are elegantly understated, blending bright white walls with warm wooden accents and natural stone, creating a calming and homely ambience. Just above the main living space, a cosy mezzanine invites you to unwind with a good book or enjoy a quiet moment. The kitchen is a culinary delight, fully equipped with everything needed to prepare meals to share with loved ones.

The main villa's four bedrooms are a harmonious blend of comfort and style. The house hosts three spacious double bedrooms, each with an en-suite bathroom, ensuring privacy and relaxation. Just steps away, an independent annexe provides a fourth bedroom, complete with a kitchenette and living area, ideal for those seeking a little extra seclusion.

A second building, with another private pool has an additional two 'satellite' suites sleeping an additional 4 people.

Outside, the beauty of Aether Estate truly shines. The fifteen-metre infinity pool seems to merge seamlessly with the horizon, offering uninterrupted views of the sparkling blue sea. Poolside loungers invite you to bask in the sun, while a pergola-shaded lounge area is perfect for afternoon siestas or evening cocktails. Nearby, another pergola shelters the outdoor dining space, an idyllic spot for long al fresco meals and barbecues under the starry sky.

Aether Estate isn't just a villa, with the whole estate sleeping 12 people, it's a gateway to the joys of Paros, from its pristine beaches to its charming villages. Whether you're swimming, dining, or simply relaxing, every moment here is imbued with the magic of the Aegean.



## Facilities

Watersports • Special Offer • Has Discount • Villa • Maid Service Available  
• Rural Location • Chef/Cook Available • Wi-Fi/Internet • Air-Con •  
Instagrammable • Transfers Available • Private Pool • Ideal for Kids • Ideal

for Teens • Dishwasher • Coffee Machine • Heating • Parking Space •  
Seaview • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities  
• Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

Aether Estate is composed of a Main Villa with an annexe which is still part of the Main Villa - in total 4 bedrooms and bathrooms - and a second Villa, the Satellite Villa, about 30 meters distant from the Main Villa

### *Interior*

- Fully equipped kitchen
- Dining area
- Living room
- Bedroom 1 (Master): Queen-size bed, en-suite bathroom with shower, terrace access, and sea views
- Bedroom 2: Queen-size bed, en-suite bathroom with shower, and garden views
- Bedroom 3: Queen-size bed, en-suite bathroom with shower, and private patio with garden views
- Mezzanine living area

### *Annexe*

- Bedroom 4: A double bedroom on the lowest level with a living area above and a kitchenette is on the highest level.

### *Satellite Villa (2 suites)*

- Bedroom 5: Double bed, living area, kitchenette, bathroom with shower, terrace access, and sea views
- Bedroom 6: Double bed, living area, kitchenette, bathroom with shower, terrace access, and sea views (arranged over 3 levels)
- Small private pool with counter current system

### *Exterior*

- Private infinity swimming pool
- Sun terrace with sunbeds
- Pergola-shaded dining and coffee area
- Barbecue area
- Jacuzzi

### **Additional Facilities**

- Air-conditioning
- Safe
- Wi-Fi
- Iron and ironing board
- Hair dryer
- Bluetooth speaker





# Location & Local Information

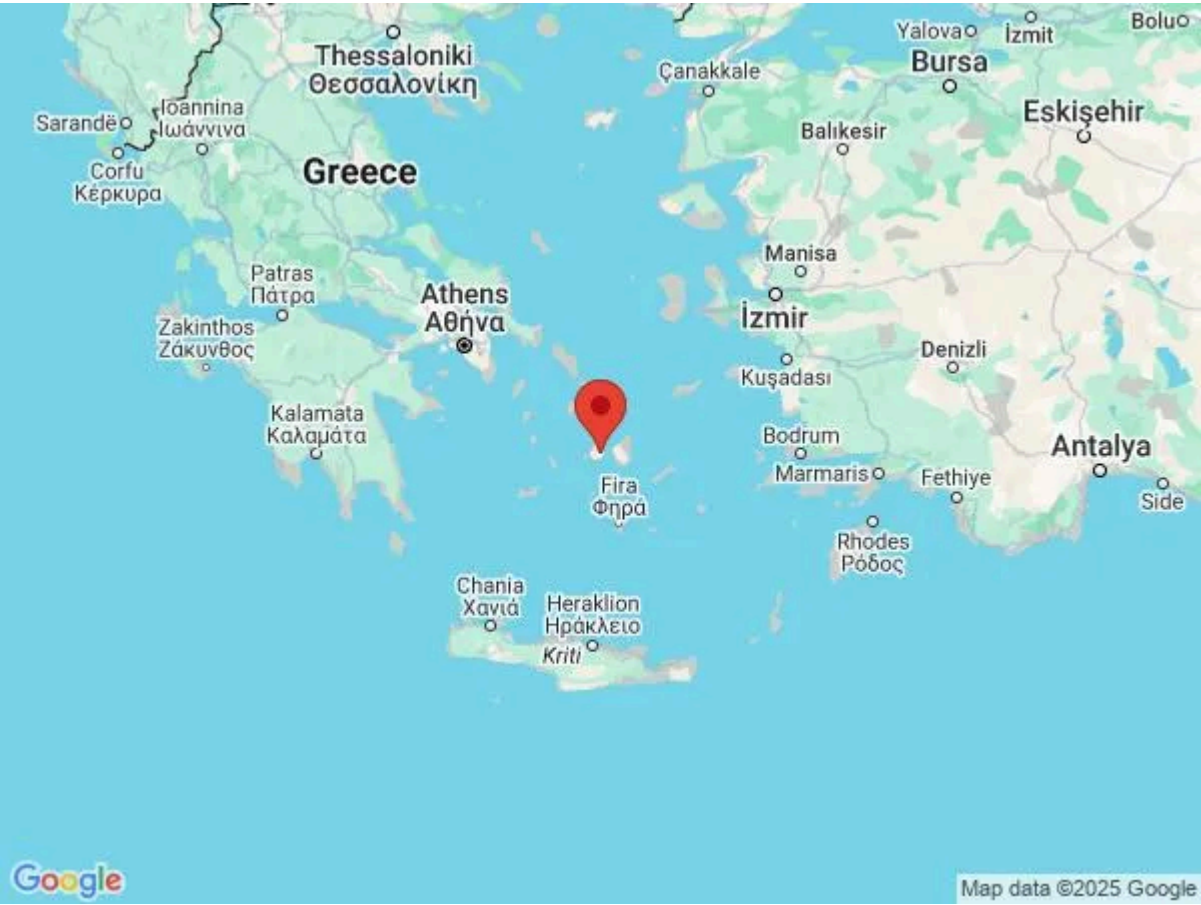
Aether Estate is ideally located on the serene hills of Paros, a gem of the Cyclades Islands in the Aegean Sea. Renowned for its unspoiled landscapes, traditional whitewashed architecture, and crystal-clear waters, Paros combines authentic Greek charm with modern holiday conveniences, making it a sought-after destination.

Perched above the island’s rolling terrain, Aether Estate offers unparalleled panoramic views of the shimmering Aegean Sea, providing a tranquil escape from the hustle and bustle of daily life. Its elevated position ensures guests enjoy not only breathtaking sunsets but also easy access to the island’s highlights. Nearby, the quaint villages of Naoussa and Parikia are perfect for leisurely strolls, where cobblestone streets are lined with boutique shops, charming cafes, and local tavernas serving fresh seafood and traditional delicacies.

For beach lovers, Paros boasts a variety of options, from the golden sands of Kolymbithres to the more secluded coves of Santa Maria. The island is also a hub for water sports enthusiasts, offering excellent windsurfing, kitesurfing, and snorkelling opportunities. Beyond its natural beauty, Paros is steeped in history, with landmarks such as the Byzantine church of Panagia Ekatontapiliani. Aether Estate provides the perfect base to explore this captivating island, blending relaxation with adventure.

## Local Amenities

Nearest Airport	Athens International Airport (218 km)
Nearest Ferry Port	Paros Port (16 km)
Nearest Village	Piso Lavadi (4 km)
Nearest Beach	Paralia Logaras (2.9 km)



Nearest Restaurant	(3.7 km)
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## What we love

- Wake up to breathtaking vistas of the Aegean, with every corner of the villa offering a stunning backdrop for your holiday.
- Dive into a fifteen-metre infinity pool or unwind in shaded pergola lounges and dining areas, perfect for al fresco meals.
- Four beautifully designed bedrooms, make it ideal for families or groups seeking both togetherness and personal space.
- The Estate has two pools, one a smaller one attached to the satellite villa has a counter current system.
- In the charming satellite villa the rooms are bathed in natural light, thanks to the traditional styling, allowing the sun's rays to gently illuminate the interiors.

## What you should know...

- The well-known Aegean summer wind, the Meltemi, usually begins late in the morning and can blow all through the day on Paros.
- The villa's hillside position offers stunning views but may require navigating steep or uneven paths—less suitable for those with mobility challenges.
- The infinity pool is unfenced, so children must be supervised at all times for safety.
- Please select 12 guests if you would like the Satellite Villa with its two bedrooms and smaller private pool included
- Owners may stay in the suite if not used but only for a night or two at changeover

# Terms & Conditions

- **Security deposit:** €1900 for main villa only and €2500 for main villa and satellite villa together charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 15.00 Late Checkout/early Check-in ONLY upon availability and prior confirmation by the Owner.

- **Departure time:** 10.00. A late check out will be charged with a penalty fee of 50 EUR per hour of delay plus any expenses that will incur regarding to the reallocation/compensation/entertainment etc. of any confirmed guests arriving on the same day. The penalty fee and any incurred expenses will be deducted from the security deposit.

- **Energy costs included?:** Yes, included in rental price

- **Linen & towels included?:** Yes, included in rental price

- **Pets welcome?:** Pets are 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking is allowed outside only. There is a smoke detector alarm system. If there is any evidence of smoking inside the Property, an extra charge depending on the damage will apply. Damage to furniture caused by evidence of smoking will incur the proper replacement cost of the damaged item.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.

- **Minimum stay:** 7 nights

- **Internet access?:** The property has complimentary Wifi connection. 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