# Villa Astraeon

**Region:** Lefkada **Sleeps:** 10

## Overview

Carved into the hillside above Sivota Bay, Villa Astraeon greets you with an endless horizon and a breeze straight off the Ionian Sea. From the moment you walk through the door, you're drawn forward, through light-filled interiors, past soft linen tones and warm wood finishes, until the infinity pool reveals itself like a ribbon of blue stretching out to sea.

This five-bedroom villa was designed for open living. The interiors are pared-back and serene, with high ceilings, a central island kitchen, hand-crafted wooden dining table, and a spacious lounge that opens entirely to the terrace. Sliding glass doors blur the lines between inside and out, flooding the space with sun and breeze from the sea below.

The real showstopper, though, is the 27-metre-long infinity pool, the longest private pool on the island. It runs the length of the villa, appearing to spill directly into the Ionian. Poolside loungers, a shaded outdoor dining space, and a stone-framed barbecue area create a rhythm of easy days outdoors. As dusk falls, the view comes alive with lights across the bay and the hush of the sea. Villa Astraeon isn't just a place to stay; it's where unforgettable summer stories unfold.



## Facilities

Villa • Boat Trips • Sailing • Air-Con • Private Pool • Historical Sites • Watersports • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Maid Service Available • Cots (Cribs) • Instagrammable • Modern • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Safety Deposit Box • Smart TV • Heating • Transfers Available • High Chair(s)







# Interior & Grounds

## The Villa

Five bedroom Villa sleeping up to 10 guests, with private pool and sea views

*Interior*
- Bedroom 1: Double Bedroom with Ensuite Shower Bathroom
- Bedroom 2: Double Bedroom with Ensuite Shower Bathroom
- Bedroom 3: Double bedroom with Ensuite Shower Bathroom
- Bedroom 4: Double or Twin bedroom
- Bedroom 5: Double or Twin Bedroom
- Shared family bathroom
- Fully Equipped Kitchen and Dining Island
- Spacious Lounge Room with Entertainment System
- Indoor Dining Setting for 10 guests

*Exterior*
- Private Infinity Pool (27 x 4m), Pool Depth: 0.90m to 1.5m
- Outdoor Lounge (Wrap around setting with cushions)
- Sun Loungers
- Pool Umbrellas
- Pool Towels
- Outdoor Shower
- Fully Equipped Gas BBQ
- Outdoor Dining

**Additional Facilities**
- Smart Amplifier for Indoor/Outdoor Surround Sound System
- Private Parking Fully Gated









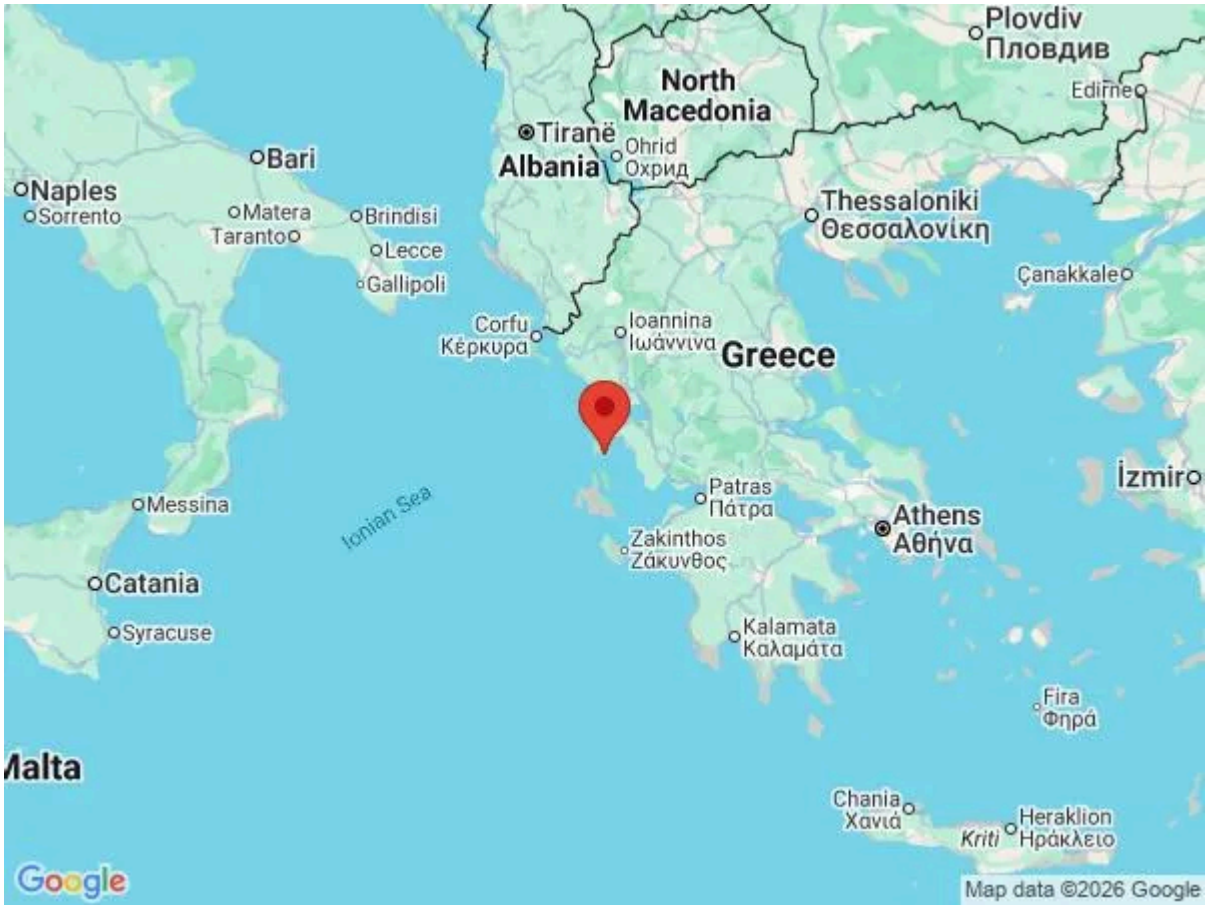
# Location & Local Information

Set high above the quaint harbour village of Sivota, Villa Astraeon offers both tranquillity and convenience. The villa's elevated position means you're treated to sweeping views of the Ionian Sea and nearby islands, while still being just a short drive from the heart of Sivota itself. This pretty coastal village is known for its protected bay, crystal-clear waters, and collection of traditional tavernas, charming boutiques and friendly cafés.

Sivota has long been a favourite of sailors and those in the know, and it's easy to see why. Explore the calm coves by kayak or boat, hike through olive-studded hillsides, or simply wander the sleepy lanes and waterfront paths. The region is steeped in natural beauty, offering a peaceful retreat far from the bustle of larger towns. But with Lefkada and Parga within reach, there's always something to explore.

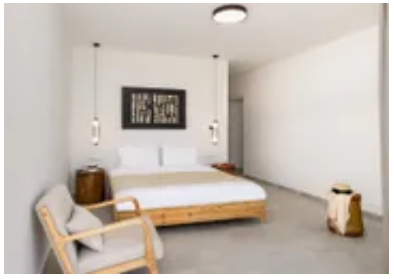
## Local Amenities

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|---|---|
| Nearest Airport | **Preveza International Airport (53.5 km)** |
| Nearest Beach | **Ksilokeratidi Cove (2.5 km)** |
| Nearest Restaurant | **4 km** |
| Nearest Village | **Marantochori (4 km)** |







## What we love

- The 27-metre infinity pool is the longest private pool on the island.
- Breathtaking views of the Ionian Sea from every corner of the villa.
- Seamless indoor-outdoor living with full-length glass doors and shaded terraces.
- Peaceful location above Sivota Bay, just a short drive to tavernas and the marina!

## What you should know...

- The road leading up to the villa is steep and winding, it's all part of getting those views.
- Due to its hillside position, supervision is essential for younger children around the pool and terrace.
- Car hire is strongly recommended for access to local amenities and beaches.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.

- **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 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:** 5 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
November-February €4 per night per unit