

# Villa Aquamarine

**Region:** Sivota **Sleeps:** 10

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## Overview

Located on the Greek mainland with direct beach access, Villa Aquamarine enjoys a prime seafront setting along the Ionian coast. The villa offers uninterrupted views across the bay, with green hills rising behind and the sea stretching out ahead. Guests benefit from a private section of beach, complete with sunbeds and parasols\*, as well as a well-regarded restaurant and beach bar within walking distance. For those keen to explore the coastline, a floating jetty in the bay provides convenient access to rental boats.

The villa's architecture is clean and modern, with white-washed exteriors and large windows that draw in natural light. Inside, the interiors follow a contemporary style, blending white walls with colourful accents and soft furnishings. The main living area on the ground floor is open-plan and opens directly to a sun-soaked terrace. A well-appointed kitchen includes modern appliances and a dining area suitable for relaxed family meals. Additional amenities include a gym, a hammam, and a second living space on the lower ground floor that doubles as a home cinema. This flexible area also includes a sofa bed, making it a useful extension for families or groups.

The villa accommodates up to eight guests across four double bedrooms, all equipped with air conditioning and satellite TVs. Several rooms have private balconies or sea views, and three of the bedrooms benefit from en-suite shower rooms. A separate shared shower room is also available on the ground floor.

The villa's expansive outdoor spaces are designed for relaxation and comfort. Enclosed within 1,500 square metres of mature gardens featuring citrus trees and manicured lawns, the grounds also include a private pool positioned to take full advantage of the sea views. A





selection of sun loungers and outdoor seating areas creates an inviting atmosphere, while the shaded dining terrace and barbecue area provide an ideal setting for alfresco meals. Balconies and terraces offer elevated vantage points to enjoy sunsets over the sea.

## Facilities

Coffee Machine • Villa • Boat Trips • Beachfront • Sailing • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Washing Machine • Historical Sites • Walk to Beach • Seaview • Watersports • Walk to Village • Cots (Cribs) • Maid Service Available • DVD • Private Pool • Beach Nearby • Laptop Friendly Workspace • Chef/Cook Available • Modern • Pre-Stocked Fridge Available • Transfers Available • No car required • Ideal for Kids • Pool inflatables • Ideal for Teens • Walk to Restaurant • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Aquamarine is a contemporary beachfront property on the Greek mainland that sleeps 8-10 guests across four double bedrooms, offering direct beach access, a private pool, and expansive sea views along the Ionian coast.

### *Lower Ground Floor*

- Utility area with washing machine
- Cinema room with sofa bed, sauna
- Double bedroom, satellite TV, patio doors and en-suite bathroom with shower
- Double bedroom, satellite TV, patio doors and en-suite bathroom with shower

### *Ground Floor*

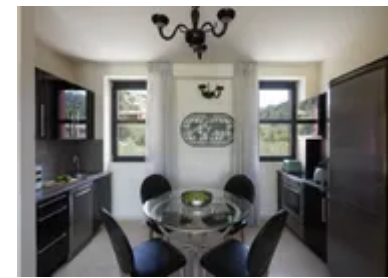
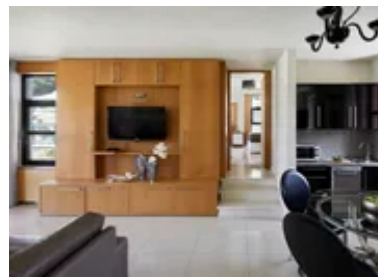
- Open plan lounge area
- Fully equipped kitchen
- Double bedroom, satellite TV, patio doors and en-suite bathroom with bath and overhead shower, WC and washbasin
- Double bedroom, satellite TV and patio doors
- Shared bathroom with shower

### *Exterior Grounds*

- Private pool (8x4.25m, depth: 1.40x1.40)/ladder access
- Poolside shower
- Covered dining area
- Portable barbecue
- Enclosed garden
- Covered terrace
- Off road parking

### **Additional facilities**

- Free high-chairs and cots
- Iron/ironing board
- Hairdryer
- Safe deposit box
- Bath robes and slipper
- Use of hotel facilities
- Private, in-Villa Hammam – Steam room
- Private yard and garden with seasonal flowers
- Gym equipment
- Outdoor dining furniture
- Sound system
- CD & DVD player
- Safe box
- Central climate air condition (every space is independent)
- Branded toiletries
- Open parking space
- Bar-Restaurant on the beach (09:00 to 23:00)
- Reception service
- Daily maid service (08:00 to 14:00)
- Laundry space





- Outdoor relaxing sofas
- Floating dock for boats



# Location & Local Information

Tucked away on the northwestern coast of mainland Greece, Sivota is a captivating coastal village in the Epirus region that blends unspoiled natural beauty with authentic Greek charm. Often referred to as the “Caribbean of Greece,” Sivota is framed by lush green hills and fringed with a series of stunning, crystal-clear bays. Its calm, turquoise waters and scattered offshore islets make it a haven for yachters, beach lovers, and anyone seeking tranquillity without sacrificing sophistication.

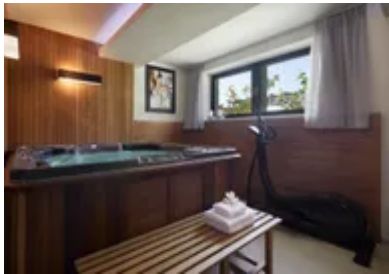
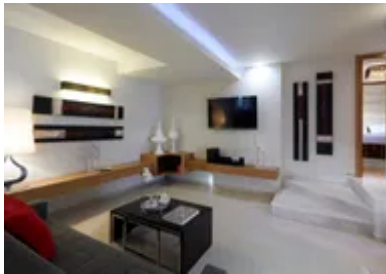
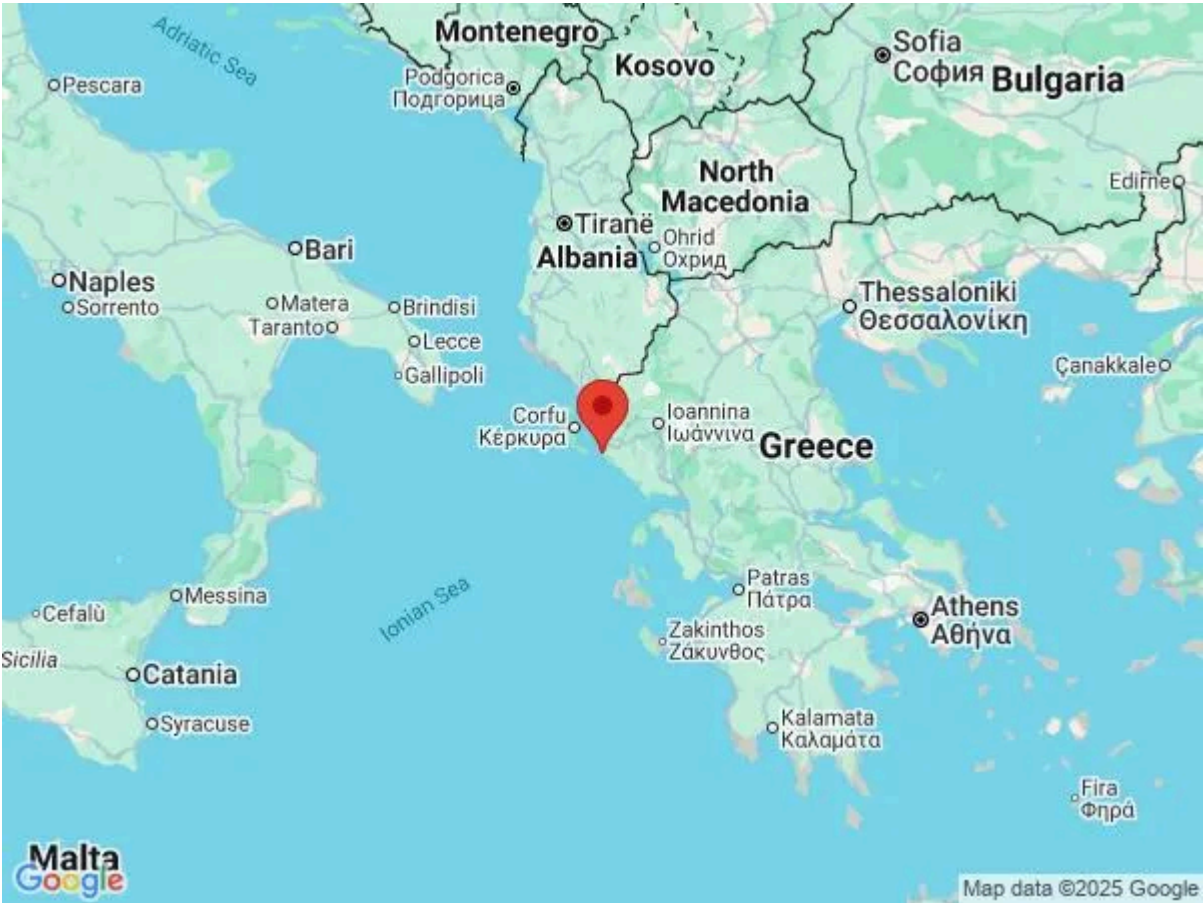
The town itself has retained its traditional character, with a relaxed harbour lined with fishing boats, elegant yachts, and inviting tavernas that serve fresh seafood caught the same day. Sivota offers a leisurely pace of life, ideal for couples and families who value scenic walks, discreet luxury, and a taste of the real Greece. Even in high season, it manages to feel more like a retreat than a resort.

Beyond the town, visitors will find a wealth of hidden coves and beaches, each with its own distinctive appeal. Bella Vraka, one of the most famous, is reached via a short walk through shallow waters to a small island, offering a sense of adventure and seclusion. Inland, the region is equally rich, with traditional stone villages, lush olive groves, and access to cultural landmarks like the ancient theatre of Dodoni and the atmospheric city of Ioannina.

Sivota is ideal for discerning travellers who want to experience Greece beyond the familiar hotspots. With its blend of natural beauty, understated elegance, and authentic character, it delivers a deeply rewarding and memorable holiday experience.

## Local Amenities

Nearest Ferry Port	Sivota Harbour (600m)
Nearest Airport	Preveza Airport (100km)





Nearest Beach	Karvouno (30m)
Nearest Restaurant	(0.6km)
Nearest Supermarket	(0.6km)
Nearest Bar/Pub	(0.6km)
Nearest Village	Syvota (1.5 km)



## What we love

- Fabulous beachfront location means the pool and beach are both close by for a morning swim.
- Spectacular views over Karvouno Bay from your private pool
- The owner can arrange boat trips or boat hire to pick you up from the beach below the villa

## What you should know...

- Due to its fabulous position right on the beach, there may be a few jealous prying eyes!
- The beach is popular with families, which may just mean isn't not total peace.
- \*Please note: This villa will no longer contain a hot tub for the 2025 season.



# 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?:** Included in the rental price
- **Linen & towels included?:** Included in the rental price
- **Pets welcome?:** Pets are 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 available?:** Included in the rental price
- **Smoking Allowed?:** Not permitted in the villa
- **Other 2:** Cots and highchairs are available free of charge, please request during the booking process
- **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?:** Complimentary Wifi internet available

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