Spartia Wine Estate

Region: Kefalonia **Sleeps:** 20

Overview

Positioned within five-acres of beautiful gardens including its very own vineyard, Spartia Wine Estate offers the picture of elegance and luxury, a truly unique holiday home away from the hustle and bustle, leaving only tranquillity for your stay. Throughout the property, every window, balcony and terrace boast unobstructed views of the ocean, mountain and gardens.

As you arrive, the estate is accessed through a private gate that leads onto a sweeping driveway through an array of exotic plants, trees and shrubs blending with what seems like hundreds of olive trees to guide you towards the front door. Every element of the property has been immaculately designed, leaving a feel of luxury and exclusivity to each living space. The rooms are arranged over three spacious floors, carefully blending both traditional and modern styles to create welcoming and warm spaces, with plenty of room for eighteen guests.

On the main floor, an impressive entranceway leads straight through into the open lounge with elegant patio doors opening the walls out onto a terrace. This space feels warm, with large sofas that you can sink down into, a writing desk and opulent features that add an element of indulgence. The kitchen is well-equipped for your use, although we imagine the views might distract from the cooking! There is a breakfast table in the kitchen, as well as a separate dining room – a light and airy space, perfect for family meals when you want to sit inside. The kitchen leads out onto an enclosed barbecue area, with covered verandas and relaxed seating where you can feel the hours slipping by in a state of complete relaxation!

The main residence has five bedrooms and four bathrooms. One of the rooms is on the main floor, with the rest upstairs. On the lower level, the property has been divided into three separate living apartments, all with their own kitchen, living space, bathroom and bedroom, ideal for guests who desire a little extra privacy. Each of these independent suites can accommodate 2-4 guests, perfect for large groups wanting to visit this breathtaking island.

As you can imagine, every element of this property is drawing your gaze outside to the beautiful views. Whether you are on the private balcony watching the sea move in the distance, or on the terrace catching the olive trees swaying in the fresh sea breeze, there is space for everyone to rest and restore, enjoying the magic of nature. Spartia Wine Estate offers a fully-equipped outdoor kitchen and barbecue as well as plenty of seating for dining under the stars. Whether you are dipping in the pool, reading a book in the garden, strolling around the vineyard, or falling asleep under a veranda, every corner and angle of this property is breath-taking, with a new view in each space – a truly unique and unforgettable holiday home!

A 2026 award-winning retreat celebrated for its luxury amenities, spectacular sea views, and memorable guest experiences.









"We are very pleased to announce that Spartia Wine Estate has received for a second consecutive year, the award for Villa of the Year Greece from the Corporate LiveWire Global Awards. They were also the recipient of the Travel and Hospitality Awards for Luxury Villa of the Year Ionian Islands in 2024 and 2025.

This means Spartia Wine Estate is recognized internationally for luxury accommodations and exceptional guest experiences. The awards from both THA and Corporate LiveWire Global Awards highlights its prestige in the travel and hospitality sector."

Facilities

Sailing • Romantic • Ideal for Kids • Walk to Village • <1hr to Airport • Watersports • Historical Sites • Working Fireplace/Woodburner • Private Pool • Boat Trips • Great Value • Air-Con • Villa • Weddings • Special Offer • Ideal for Teens • Has Discount • Has Offer • Maid Service Available • Chef/Cook Available • Walk to Beach • Cots (Cribs) • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Dishwasher • Microwave • Safety Deposit Box • Heating • Pre-Stocked Fridge Available • Transfers Available • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Spartia Wine Estate is located in the sleepy hillside village of Spartia, on the southwest side of Kefalonia. With 5 bedrooms and 4 bathrooms, as well as 3 self-contained apartments it hosts up to 20 people.

Lower Ground Floor- facing pool terrace
- Fully equipped apartment with king sized bed (converts to two twin beds), bunk beds in living area, kitchen, dining area, bathroom and private patio.
- Fully equipped apartment with king sized bed (converts to two twin beds), kitchen, dining area, bathroom and private patio.
- Fully equipped apartment with king sized bed, sofa bed in living area, dining area, bathroom and private patio.

Ground Floor
- Entrance area
- Open lounge with 3 sofas, fireplace, computer desk, cable TV and stereo system
- Dining room
- Fully-equipped kitchen
- Double bedroom
- Bathroom

First Floor
- Master bedroom with queen-size bed, dressing table, large closet and en-suite with bathtub and double sink
- Double bedroom with king bed, dressing table and large closet
- Double bedroom with king size bed that converts to 2 single beds, dressing table and large closet
- Double bedroom with double bed and dressing table
- Bathroom with bathtub and double sink
- 2 bathrooms with shower cabin

Exterior
- Private swimming pool 14m x6.5m, depth 1.80m
- Shower and 2 WCs
- Sunbeds
- Gazebo with fully-equipped kitchen, dining area and BBQ
- Private parking
- BBQ area
- 3 acres of landscaped gardens

Additional Facilities
- Hairdryer
- Wifi indoors and outdoors
- Air-conditioning in all indoor areas
- Heating
- Washing machine
- Iron, ironing board and clothes line









Location & Local Information

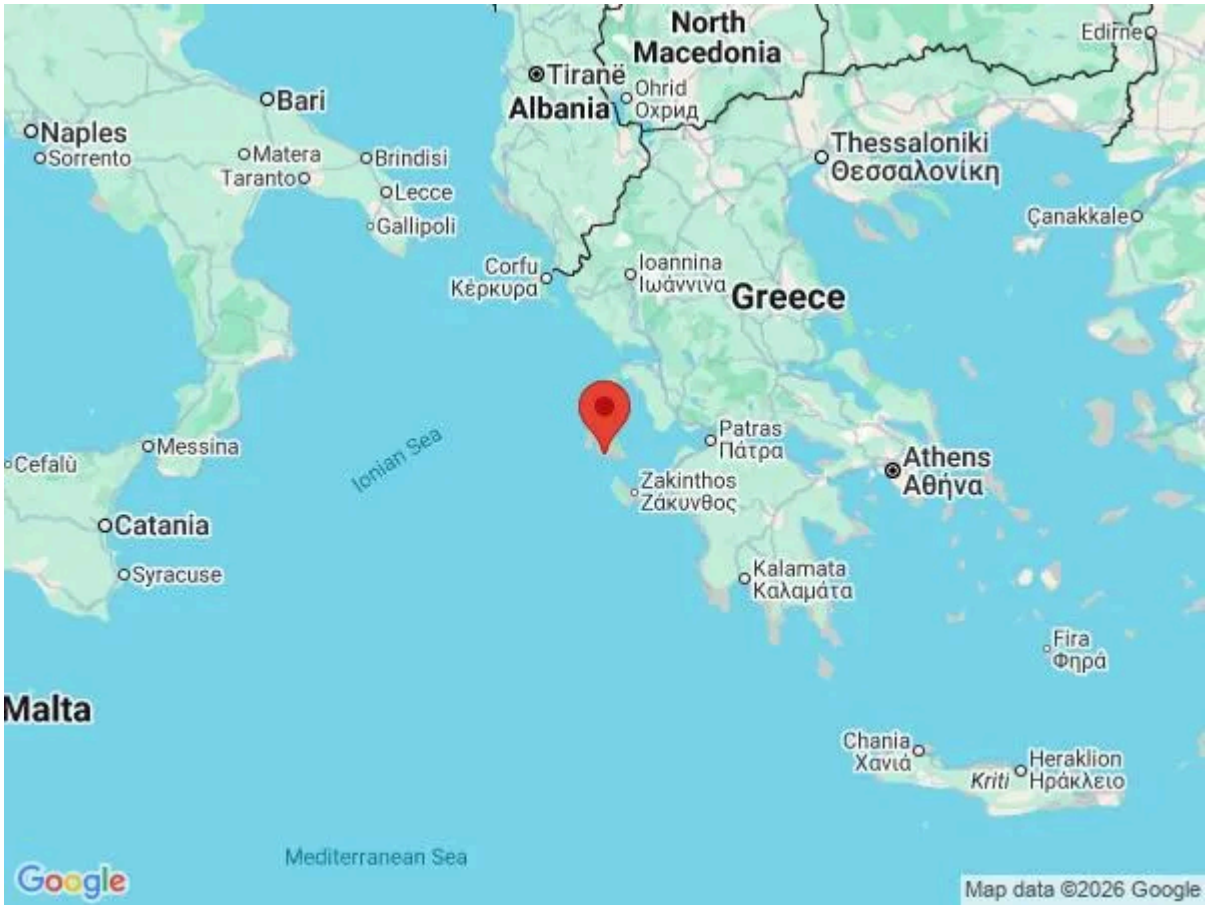
Kefalonia is a beautiful island in the Ionian Sea, west of mainland Greece. Known for its sandy bays and rugged landscapes, this is one of our favourite Greek islands. Everywhere you go the atmosphere is completely relaxed, with stunning scenery that varies across the island from charming seaside towns with bustling restaurants on the waterfront, to rugged mountains shooting up from the seawater with olive trees and native plants adding a soft touch to the rock. You can hike, cycle, run and amble about, exploring the beauty of this place at your own pace.

Spartia Wine Estate is located in the sleepy hillside village of Spartia, on the southwest side of Kefalonia. This charming area feels like a small slice of authentic Greece, with traditional tavernas, rustic houses, a church with a bell tower and a small square at the heart. Spartia is perfect for those looking to escape the hustle and bustle, a tranquil and peaceful spot for a relaxing holiday away.

The villa itself sets the scene for a picturesque holiday, with a million and one photo opportunities, trying to capture the property's elegance and the stunning views all in one! It is set within 5 acres of beautiful gardens including its very own vineyard, so before even straying from the villa's grounds you have plenty to explore!

When you are ready to visit the beautiful coast, you have the option to walk or drive. Many visitors opt to amble down from the village through the lush countryside, popping out at sea. Here, there are a couple of sheltered beaches either side of a little fishing jetty, you can choose a side, with a mix of sand and shingle and rocky outcrops that fall into the sea, perfect for snorkelling and exploring the world beneath the water. There is a beachfront restaurant serving up delicious food including fresh fish, Greek salads and many of your Mediterranean delicacies, perfect for a lunch with a view!

From the villa, it is only about a 20-minute drive to the capital of Kefalonia, Argostoli. You can head to Kabanas Square, climbing to the top of the bell-tower to get









spectacular views across the town, before dining in one of the many local eateries. Slightly further away, near the town of Sami, you will find Kefalonia's top two sights - the Drogarati Cave and Lake Melissani, both worth a visit offering you a rainbow of stalactites to explore!

Local Amenities

Nearest Airport	**Kefalonia International Airport (7.9km)**
Nearest Village	**Spartià (Walking Distance)**
Nearest Town/City	**Argostolion (11km)**
Nearest Restaurant	**Cavo Liakas (Walking Distance)**
Nearest Ferry Port	**Port of Poros (32km)**
Nearest Beach	**Spartia Beach (Walking Distance)**
Nearest Supermarket	**Lidl (9km)**
Nearest Shop	**Mini Market (Walking Distance)**

What we love

- Every angle of the property offers a new stunning view, whether it's the ocean, mountains or garden, the views are truly breath-taking!
- The estate sits just a short walk from local restaurants and the two local beaches, so you can amble down at any of time to explore the world beneath the waves!
- With five spacious bedrooms and three independent suites, this property is perfect for large groups or celebrations, with space for eighteen guests!
- If you are a keen reader, then grab yourself Captain Corelli's Mandolin, to read during your stay – it is set on Kefalonia island!
- Spartia where the villa is located offers a small amount of amenities, however you will need to travel further to find supermarkets and larger shops, so we would recommend you rent a car

What you should know...

- The three independent suites, all have their own kitchen, living area, bedroom, bathroom and terrace, so those staying can really enjoy their own privacy away from the rest of the group.
- Guests will have the exclusive use of the property. For groups of 10 or less the 3 suites will remain closed. Groups of 11-12 2 suites will be closed.
  Groups of 13-14 1 suite will be closed. All 3 suites will be open for groups up to 20 pax. The suites aren't to the same standard as the main house but do have access to pool terrace.
- Whilst the beach is walkable (15 mins) and downhill, it's uphill on the return journey, you may need an extra ice cream to fuel that! There is parking near the beach.

Terms & Conditions

- **Security deposit:** €800 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?:** Energy costs are included in the price of the villa.

- **Linen & towels included?:** Linen and towels are included in the cost of the villa, changed every 3 days. . 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.

- **Pets welcome?:** No

- **Other Ts and Cs:** Guests will have the exclusive use of the property. For groups of 10 or less the 3 apartments will remain closed. Groups of 11-12, two apartments will be closed; for groups of 13-14, one apartment will be closed and all 3 apartments will be opened for groups up to 18.

- **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.

- **Other Cleaning:** Daily light cleaning available

- **Smoking Allowed?:** Guests are requested to smoke outside of the villa.

- **Minimum stay:** 7 nights

- **Internet access?:** WiFi internet is available.

- **Pool towels included?:** Pool towels are provided

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