



VILLA ARISTEA

CHALKIDIKI

SITHONIA



DESCRIPTION & FEATURES

A luxurious, seaside property suitable for up to 12 persons with private beach.

This unique property, is ideally located right by the sea on the Sithonia peninsula of Chalkidiki region in Northern Greece. Natural beauty with landscaped gardens & century old pine trees running down to the sea. Warm & crystal clear waters in a breathtaking 600m coastline including a private sandy beach. Buildings of exceptional architecture, a large swimming pool, privacy and serenity, all coupled with an unparalleled/bespoke 24hour service to cater for all needs & desires (available upon request at extra charge).

The property has two private beaches, one with pebbles and one with fine sand accessible via a tunnel running under the provincial road.

There are 3 buildings on the property, the main villa with 3 levels, an independent guest house and a second, smaller independent guesthouse used by the housekeeper year round. A large, fresh water swimming pool, an open air pavilion, outdoor BBQ area, as well as open and shaded terraces for lounging and dining provide for relaxing and enjoyable moments throughout the day.

It can be easily accessed from Thessaloniki airport, followed by a 120km pleasant and picturesque drive along the coast. Alternatively at a distance of 10km is the Porto Carras Grand Resort with a heliport and a marina which can accommodate up to 40m private yachts. There are endless outdoor

possibilities for activities & excursions, ease of access by land, air & sea.

ACCOMMODATION

MAIN VILLA

Ground level

Main entrance of house with large hall and staircase leading to upper floor

Office room with a single sofa bed that may be used as guest bedroom

Large living room

Dining room with large table

Large kitchen with breakfast area, equipped with all modern amenities

Guest W.C.

Upper level

Two living rooms on either side of the staircase

Four large bedrooms with double beds, two in front with sea view and two in the back

All bedrooms have air conditioning and fireplace, as well as their own large terraces

Two fully equipped bathrooms with bathtub

Lower Ground level

One large bedroom with bathroom (used for housekeeping staff)

Cellar for wine and other food provisions

GUEST HOUSE

Large living room with fireplace

One large double bedroom

Playroom

Small office area

One bathroom

Fully equipped kitchen

Veranda overlooking the property

OUTDOOR FEATURES

Large private swimming pool with reverse current swimming capacity

Large terraces surrounding the house

Two shaded sitting and dining areas

Barbeque area covered with wooden roof

Traditional stone oven

Landscaped gardens with many local vegetation planted

Underground tunnel, providing access from the property to a private sandy beach

Outdoor shower

Private parking space

SERVICES

Housekeeping daily (maid comes for housekeeping each day for few hours)

Change of towels & linen twice per week

Swimming pool cleaning daily
Private beach grooming daily
Gardener
Staff on site: housekeeper
Assistance with car rentals, onsite service available

EXTRA SERVICES

Bespoke 24hr service is available, inquire on booking
Private chef for a la carte cooking with 24hr availability
Chauffer service
Massage therapist
Private trainer
Dining on the beach
Groceries delivery
Service manager with 24hr availability to accompany guests for all activities in/out of villa
Any type of activity can be organized, such as private yacht, helicopter or aircraft hire, on site scuba diving, open sea fishing, city shopping etc.

AMENITIES

Central air conditioning & heating, room temperature controls in all areas at the main villa
Internet & wi-fi (main villa only)
Satellite T.V.
DVD player and video library
Table tennis
Cellar for wine and other food provisions

DISTANCES

Beach: 50 m
Nearest tavern/restaurant: 500 m
Nearest town Neos Marmaras: 10 klm
Porto Karas Resort: 8 klm
Thessaloniki airport: 120 klm
Thessaloniki: 130 klm

HOUSE AREA

720 m²

12 GUESTS

5 BEDROOMS / 3 BATHROOMS

PRIVATE SWIMMING POOL

LAND

8000 m²

DAILY RATES
FROM 1 400.00€

REQUEST FORM