

# Villa Polykarpia

**Region:** Corfu

**Sleeps:** 12 **Bedrooms:** 5 **Bathrooms:** 5

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## Overview

Part of a luxury villacomplex of newly-builtproperties of similar standing, this stunning villa (for 8 adults and 4 children) boasts superb facilities including a heatable pool, gym and spa room, as well as a shared tennis court and direct access to a secluded beach and jetty - aperfect home for a Greek island beachholiday!.

## Description

Kassiopi (North East): A newly built villa near Avlaki beach for 8 adults and 4 children with heatable infinity pool and gym. Shared direct access to the beach with similar villas in the same domain.

This newly-built villa features 4 main double bedrooms and 1 bunk room for 4 people. Direct beach and jetty access is possible via the pool terrace to the side of the property, the path is well constructed from stone with a good gradient. As well as the secluded beach nearby, the villa is within walking distance from Avlaki beach and just a few minutes' drive from the village of Kassiopi, nestled on the northeastern coast of

Corfu. This is a picturesque blend of sandy shores and traditional village charm. The golden sands of Kassiopi Beach stretch invitingly along the crystalline waters of the Ionian Sea, offering a serene escape for sun-seekers and water enthusiasts alike. Meanwhile, the village itself exudes a timeless allure with its whitewashed buildings, narrow cobblestone streets, and bustling tavernas serving up delicious Greek cuisine. Surrounded by lush greenery and overlooked by the ruins of an ancient castle, Kassiopi is a delightful destination where visitors can immerse themselves in both natural beauty and rich history.

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## Layout

### ACCOMMODATION

#### Top level:

Living/ Dining area, door to terrace, dining table for up to 14 people, corner unit sofa for 8, 2 easy chairs, underfloor heating, ceiling fan, front aspect balcony with seating and shade, side deck with table tennis and seating, access to bedrooms 2 & 3, gym and treatment room via external spiral staircase.

Fully equipped guest Kitchen with central island including seating for 8, Range cooker, gas hob & electric oven, double fridge freezer, drinks fridge, 12 place setting, dishwasher, Nespresso Virtuo & Classic coffee machines, kettle & toaster, underfloor heating, BBQ area (gas, charcoal and pizza oven).

Professional Kitchen (situated separately behind the guest kitchen): electric oven, gas hob, 12 place setting, dishwasher, wine fridge, fridge freezer, air con, large workspace.

Bedroom 1: King-size bed, private courtyard with outside shower, freestanding bath & seating area, front aspect balcony with seating and sea view, en suite bathroom with W. C. , shower, air con, ceiling fan and heating, safe, hairdryer.

## More Info

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Heatable Pool
- Wellness/Gym facilities
- Sea View
- Private Pool

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2 guest W. Cs.

Large seating and dining area on top terrace  
(dining for up to 40 people).

## **Pool level:**

Bedroom 2: King-size bed/ Twin beds, en suite bathroom, overhead shower, W. C. , air con, ceiling fan and heating, desk/ dressing table and chair, safe, hairdryer, front aspect seating area with sea view, back courtyard with seating and access to bunk room & TV Room.

Bedroom 3: King-size bed/ Twin beds, shower room, walk-in shower, W. C. , air con, ceiling fan and heating, desk/ dressing table and chair, safe, hairdryer, front aspect seating area with pool and sea view, back access to treatment room, gym and spiral stairs leading up to sitting room.

Bedroom 4: King-size bed/ Twin beds, shower room, walk-in shower, W. C. , air con, ceiling fan and heating, desk/ dressing table and chair, safe, hairdryer, front aspect seating area with pool and sea view, back access to treatment room, gym and spiral stairs leading up to sitting room.

Bedroom 5: Bunk room (accessed via the TV room corridor), 2 sets of separate bunks sleeping 4 people, without foot boards,

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regular single bed size  
mattresses, air con, ceiling fan and heating, double  
wardrobe with  
drawers, dressing table/ desk with stools, en suite shower  
room with walk-in  
shower, W. C. , hairdryer.

Gym: (treadmill, static bike, rowing machine, cross  
trainer, free weights, bench & yoga mats, air conditioning).

Spa treatment room.

TV room: 72inch wall mounted smart TV, large sofa and  
beanbags, air conditioning and heating.

## **Grounds:**

Landscaped, terraced gardens. Private 17m-long,  
heatable, infinity  
swimming pool (Roman steps), sun loungers. Outdoor W.  
C. and shower. Table  
tennis. Boules pitch. Outdoor dining facilities. Parking for 5  
cars. Laundry (staff use only). Direct access to the sea  
with shared jetty. Shared tennis court with other villas in  
the same domain.

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## Location



### DISTANCES

Avlaki bay (2 tavernas, sailing and water sports): 5-minute walk.

Kassiopi (bars, nightlife, shopping): 7 minutes' drive.

San Stefanos (tavernas on the beach, cocktail bars): 10 minutes' drive.

Corfu Old town: 1 hour and 15 minutes' drive.

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## Photos





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