

THE THINKING TRAVELLER

PORTO KATSIKI, LEFKADA

NOIYA

Ensconced in the fragrant, emerald green pine woods of Lefkada's southwestern promontory, Noiya occupies a panoramic position that has few rivals. Down below are two of the island's most iconic beaches, and the charming seafront village of Vassiliki is close by, but once settled in, you may feel little inclination to leave behind the inspiring contemporary design, the luxurious touches, attentive service and the splendid array of amenities that make Noiya such a joy to experience. As featured on Netflix's reality competition series, Surviving Paradise.



PRICES, AVAILABILITY AND BOOKING



Service

Daily maid service, mid-week linen change and cook for one meal a day

Features

- Breathtaking clifftop position
- Glorious sea views
- Two swimming pools
- In-villa cook service for two meals a day
- Unforgettable sunsets
- Basketball court

Nearby

- Porto Katsiki beach
- Egremni beach
- Vasiliki
- Walking trails and mountain villages

Email us: info@thethinkingtraveller.com
Or call us: +44 (0)20 7377 8518 or toll free in the US or Canada 1-800-490-1107
Noiya is exclusively available through The Thinking Traveller, you won't find it anywhere else.

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ABOUT THE VILLA

16 GUESTS 8 BEDROOMS 9 BATHROOMS

Inside: accommodation at Noiya is spread over four floors and three independent guest rooms in the grounds.

The front door opens onto a mezzanine gallery overlooking a fabulously voluminous open-concept communal space on the ground floor. The double-height ceilings of the central atrium make for an extremely airy and tranquil atmosphere, the eye-catching geometric design and layout create ever-changing perspectives, and banks of oversized picture windows offer seemingly endless variations on the breathtaking sea views. Alternating white and exposed stone walls bring yet more character, while slate-grey flooring and bespoke wooden cabinetry combine elegantly with black metal fixtures and fittings.

The same aesthetics, materials and colour palette described above are to be found throughout the property and even outside, where wood cladding combines to great effect with white-painted walls, glass and locally quarried stone.

Steps lead down from the gallery into the epicentre of Noiya, a bespoke contemporary kitchen with a sleek black island and breakfast bar. From here the space flows towards a dining area and on to a super-panoramic living area, furnished with a large L-shaped sofa and a chaise-longue looking out to sea.

A series of glass doors open out from this sociable space onto a wonderful shaded sea-view terrace that runs along the entire façade of the property. A guest WC completes the accommodation on the ground floor.

Back on the mezzanine gallery, an open corridor sweeps along to the first of Noiya's eight bedrooms, a sea-view double with in-room, walk-in shower, a sink and an en-suite WC. Sliding glass doors open out onto a panoramic terrace.

Returning once more to the gallery, a pair of staircases lead up to two sleeping wings - east and west - on either side of the house:

- the east wing is home to one double and one double-twin bedroom, both of which have en-suite shower rooms, incredible sea views and balconies overlooking the terraces, the gardens, the pools and the sea;

- the west wing is arranged over two levels. On the first floor is a double bedroom with en-suite shower room and a shady, view-filled terrace, while on the second is a double-twin, also with en-suite shower room. Both of these bedrooms boast impressive corner windows that have been designed to maximise the sea views.

A path leads down below the pool to the three independent guest rooms, which are hidden away in the fragrant pine woods of the extensive grounds.

Camouflaged by the mirrored glass walls that reflect the surrounding trees, they offer a contemporary take on a traditional log cabin, discreetly immersed in their natural habitat but finished and furnished with luxury in mind. One hosts a generous double bedroom, the other two double-twin bedrooms. All three have decked terraces, en-suite showers rooms, and breathtaking views out through the greenery to the glistening blue sea below.

Outside: as mentioned above, the communal ground floor space opens out via a series of sliding glass doors onto a shady terrace running along the front of the house. Steps lead up and down from this outdoor hub to a variety of other terraces that fan out around the house and the grounds. The views over the surrounding pine woods and the sparkling sea down below are extraordinary from all angles.

Immediately outside the kitchen is a covered outdoor dining area, and, following the contours of the ground floor layout, there are various spots furnished for sitting and relaxing.

Steps from the outdoor dining area lead up to the terrace accessed from the mezzanine level bedroom. This in turn connects to a table tennis area and, up a few more steps, to a basketball court, a dream for sports enthusiasts.

A few metres from the al fresco dining area, meanwhile, is the first of the two magnificent pools, a 16m-long infinity pool designed for those who wish to do some proper swimming. Two sunbathing areas, including a decked area suspended over the hillside, flank the long sides of the pool, while to the far end is a convivial, comfortably-cushioned sunken sitting area that's perfect for the sunset aperitif ritual.

Steps lead down from the first pool to the second, a curvaceous infinity affair with a beach-effect shallow end that will be enjoyed by the younger members of your group and those who love to indulge in more relaxed watery pleasures. Below the pool is a four-person shower room and WC.

Looking over the lower pool is another al fresco dining area and a fabulous outdoor kitchen under a shady pergola. Equipped with a pizza oven, a large barbecue, a bar, work surfaces, fridges, an ice machine and a dishwasher, it is perfect for both professional chefs and keen amateurs.

Last but not least, just beyond the pools to the right of the property is an Olympic-sized (3x5m) trampoline awaiting the more athletic types within your party.

CONSIDERATIONS

Noiya features two fantastic pools, both of which have infinity edges. There is a drop from the infinity edges so we recommend children are supervised at all times. Please refer to our **general safety page** if you would like more information about infinity pools.

Please note that the grounds of Noiya are spread over several different levels, connected by steps, so it might be unsuitable for people with mobility problems. There are also some drops between the various terraces, so younger children should be supervised by an adult at all times when exploring the property.

Noiya is located on the rural road leading to Porto Katsiki beach. Depending on the direction of the wind, traffic noise may occasionally be audible in certain areas of the grounds.

Please note that due to the risk of wildfires, the use of fire pits and barbecues is restricted when the weather is windy or temperatures are high. This is particularly common in July and August. More information will be provided in your House Guide and via your local specialist.

PRICES, AVAILABILITY AND BOOKING →	
Amenities	
Accommodates (max)	16
Bedrooms	8
Double beds	6
Flexible (double or twin)	2
Bathrooms	9
... of which en suite	8
Fully serviced ¹	✓
Infinity pool	16x3m
Infinity pool #2 ²	14x7m
Sea views	✓
Basketball court	✓
Outdoor kitchen ³	✓
Pizza oven ⁴	✓
Daily maid service	✓
Table tennis	✓
Barbecue	✓
Private parking	✓
Air conditioning	✓
Trampoline	✓
Starlink High-Speed Wi-Fi	✓
Smart TV	✓
Hairdryer	✓

Iron	✓
Washing machine	✓
Tumble dryer	✓
Ice maker	✓
Microwave	✓
Dishwasher	✓
Safe	✓

1 including a cook, who will prepare breakfast and either lunch or dinner daily. Please note that the cost of ingredients is not included and should be paid for locally.

2 the second pool is an irregular shape so measurements are approximate. Both pools are saltwater.

3 the outdoor kitchen by the lower pool includes a pizza oven, a large barbecue, a bar, work surfaces, fridges, an ice machine and a dishwasher

4 Wood-burning pizza oven.

✓ = yes/present

— = optional/on request

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THINK ABOUT

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EXPLORING THE LOCAL AREA

Noiya sits in a fabulous cliff-top position on the southwestern tip of **Lefkada**, about a 20-minute drive from the beach, shops, tavernas and water sports hotspot of Vassiliki.

Down below, a 5- and a 20-minute drive away respectively, are the idyllic sandy-pebbly beaches of Porto Katsiki and Egremni, two of the loveliest and most dramatically situated on Lefkada. The area is known for its towering chalky-white cliffs, sensational views and electric blue waters.

A selection of other **beaches** on the west coast can be reached within a 30-minute drive north, including those at Lagouna, Megali Petra and Avali.

The capital of Lefkada, **Lefkada Town**, with its vibrant summer buzz, its restaurants, bars and shops and its marina, is about an hour away.

Noiya is also well-placed for hiking in Lefkada's interior, where the mountains rise to over 1,100m. There is some truly beautiful scenery and a scattering of unspoilt villages where the way of life remains profoundly connected to the island's ancient traditions and customs.

Lefkada measures 35km from its northern tip to the dramatic white cliffs of Cape Lefkatas in the south and just 15km from east to west. It is, therefore, relatively easy to explore in a week (if you can pull yourselves away from the views and pools of Noiya). At its northern point the island is connected to mainland Greece by a floating bridge and, via frequent ferry services from the port of Nidri, to several of the other islands of the Ionian archipelago (including nearby **Meganissi**), making it eminently possible to travel further afield.

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Distances

Aktion/Preveza airport: 60km-37-miles-1hr20

Vassiliki (nearest shops, amenities and watersports): 10km-6miles-20mins

Nearest tavernas: there is a good taverna, Oasis, just a 5-minute drive away, and several others within 15 minutes. Alternatively, there's a good selection in Vassiliki.

Nearest beaches: Porto Katsiki - 2.5km-1.6miles-5mins; Egremni - 8km-5miles-20mins. (Please note that you will also have a fairly steep walk down to these beaches from the car parks.)

Lefkada Town: 40km-25miles-1hr

Nidri (ferries to Meganissi and Cephalonia): 43km-27miles-1hr



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GALLERY



