MIKRO NISI, ZAKYNTHOS

ROC A MAR

A natural extension of the hillside from which it emerges inconspicuously, Roc a Mar is an architectural gem whose subtle simplicity belies a sophisticated aesthetic grace. Gazing out across the Ionian Sea to where the sun rises in blushing pinks and celestial golds, it is suffused with a sense of peace, order and wellbeing, the perfect ambience in which to spend a tranquil, harmonious holiday.





PRICES, AVAILABILITY AND BOOKING →

Service

Daily maid service and mid-week linen change

Features

Sleek contemporary design
Fabulous infinity pool
Wide-open sea views
Tennis court
Walking distance to tavernas and beaches

Nearby

Numerous beaches
Volimes village
The Blue Caves
Navagio beach

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
Roc a Mar is exclusively available through The Thinking Traveller, you won't find it anywhere else.

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ROC A MAR

ABOUT THE VILLA

6 GUESTS 3 BEDROOMS 2 BATHROOMS

Inside: accommodation at Roc a Mar is all on one level.

Guided by monumental walls of local stone, an external flight of steps carved into the hillside leads down from the parking area to a wall of glass and the main entrance to Roc a Mar.

A beautifully crafted and artfully designed space opens up and reveals the sublime views out to sea. On the left is a well-equipped bespoke modern kitchen with island breakfast bar; in the centre is a dining table; on the right is a living area furnished with an L-shaped designer sofa. Feature stone walls recall the theatrical descent into the house and connect the villa to its hillside habitat, white ceilings reflect the light, and creamy, smooth tiled flooring flows outside onto the terraces via a retractable wall of sliding glass doors. All these design motifs reappear throughout the property, creating a pleasing stylistic uniformity.

A glazed corridor runs from near the living area along the back of the house and provides access to the remaining accommodation:

• the main double, with its curvaceous in-room tub and sink, en-suite shower room and fabulous sea views
• two double-twin bedrooms, also with incredible sea views
• a shower room shared by the double-twin bedrooms

All three bedrooms open out via large sliding glass windows onto a panoramic terrace.

Outside: Roc a Mar's sea-facing terraces are a thing of beauty. Embraced on either side by high walls of local stone, they spread across the entire façade of the house and are essentially an organic extension of the interiors. This effect is created both by the flooring, which is the same inside and out, and by the sliding glass walls, which allow all the rooms to flow seamlessly into the al fresco areas..

In front of the open-plan communal space, a cantilever (another feature that links the internal and external areas), provides shade for the main terrace, which is furnished for dining and served by a barbecue inset into one of the lateral stone walls.

Next comes the magical infinity pool, which has a unique design: at one end of the swimming area is a sunken sitting nook surrounded by a shallow moat of water. This moat extends back almost to the villa, where it widens to create a beach-effect shallow end that's perfect for aquatic sunbathing. Between the two, five rectangular stepping stones link the main terrace with the one accessed from the bedrooms.

A pair of paths weave out from either side of the terraces down through the gardens, which have been planted to merge into the surrounding landscape, further camouflaging Roc a Mar's unobtrusive presence. Hidden away are a trio of delights: a little sea-view sitting area under an olive tree; a panoramic hot tub with a built-in aperitif lounge area; and mini tennis court with basketball hoop.

CONSIDERATIONS

Roc A Mar features a fantastic infinity pool, offering swimmers stunning views while in the pool. There is a drop off the infinity side 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.

Due to the nature of the property including terraces low walls and several drops around the grounds, children must be supervised at all times.

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)	6
Bedrooms	3
Double beds	1
Flexible (double or twin)	2
Bathrooms	2
... of which en suite	1
Infinity pool	8.6x4m
Sea views	✓
Hot tub	✓
Walking distance to beach(es)/sea access [3]	✓
Tennis court [2]	✓
Basketball court	✓
Walking distance to restaurant(s) [3]	✓
Daily maid service	✓
Barbecue	✓

Outdoor fireplace/fire pit	✓
Private parking	✓
Optional cook [1]	–
Starlink High-Speed Wi-Fi	✓
Air conditioning	✓
Smart TV	✓
Bluetooth speakers	✓
Hairdryer	✓
Iron	✓
Washing machine	✓
Tumble dryer	✓
Dishwasher	✓
Microwave	✓
Safe	✓

[1] the cook can provide lunches and dinners on request and depending on availability

[2] a half tennis court

[3] it is possible to walk to the beach and a couple of tavernas a little further along the coastal road, however, please note that there is a steep climb back and the road is without pavement

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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ROC A MAR

THINK ABOUT

MIKRO NISI, ZAKYNTHOS

ROC A MAR

EXPLORING THE LOCAL AREA

Located in an enviable sea-view position on the northeast coast of **Zakynthos**, Roc a Mar is ideal for those who love the sea, **beaches** and exploring picturesque villages and towns. At just over 30km long and 20km wide, Zakynthos, also known as Zante, is easy to get around and many of the island's best spots are close to Roc a Mar.

A 10-minute walk down from Roc a Mar will take you to a couple of lovely beaches (Climati and Agriosycia) and to a few seafront tavernas along the coastal path. Please note though that it is quite steep climb back and that the roads are without pavement. There are many more beaches within a few minutes drive, including those at Makris Gialos and Xigia.

Less than 4km up the coast is the little harbour village of Agios Nikolaos, which, while small, offers most of what you will need on a day-to-day basis, including a minimarket and boat rental.

A quick boat ride up the coast from Agios Nikolaos are the Blue Caves, a series of sea grottoes that are particularly well worth exploring in the morning, when the eastern sun illuminates them with the sapphire colours of the sea. It's also a great spot for scuba diving and snorkelling.

Heading west across the island, you will soon come to Zakynthos's most popular, most spectacular and most photographed beach: Navagio. Taking its name from the shipwreck that has lain on its sand since the early 1980s, the sandy bay is surrounded on three sides by spectacular tree-topped white cliffs and is only accessible by boat. This sublime setting and the bay's transparent, electric blue waters attract the crowds in high summer, but it's most certainly a sight to behold, both from above and below.

In terms of villages and towns in the area, the unspoilt twin villages of Volimes (upper and lower) have some interesting buildings, including traditional stone-built houses, a windmill, a couple of churches and a 400-year-old monastery. There are also a few eateries, should you get peckish while exploring.

PRICES, AVAILABILITY AND BOOKING →

Distances

Zakynthos International Airport: 28km-17.5miles-40mins

Nearest beaches: Climati and Agriosycia, a 10-minute walk below the house. Please note that the way back from the beach is quite steep, and that the road is unpaved.

Agios Nikolaos (beach, tavernas, a minimarket and boat hire): 3.7km-2.3miles-7mins

Makris Gialos beach: 1.4km-0.8miles-3mins

Xigia beach: 3.6km-2.2miles-5mins

Alykes beach: 12.5km-7.8miles-22mins

Navagio beach: 12km-7.5miles-25mins

Volimes village: 8km-5miles-15mins

Zakynthos town: 28km-17.5miles-40mins

Slightly further afield, though still just a 35-minute drive down the coast, is the capital of Zakynthos, Chora (or Zakynthos Town). A few fascinating Venetian buildings survive from its heyday, and its museums and galleries, vibrant summery atmosphere, and host of bars, cafés and tavernas make it an attractive proposition for a day out.





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GALLERY








































