

PORTO HELI, PORTO HELI

CARMEN

Occupying in a privileged seafront position near buzzing Porto Heli, Carmen rises amidst a leafy private, secluded garden. South-facing and gazing serenely out over the cobalt waters of the Aegean, it offers bright, welcoming accommodation with plenty of space both for convivial gatherings and more private moments. The addition of a jetty, meanwhile, means that the wonderful coastline and the neighbouring island of Spetses are easy to explore by boat.



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Service

Features

Mesmerizing, uninterrupted sea views

Stunning 14m-long zero-edge infinity pool blending into the horizon

Bright and airy interiors filled with natural light

Expansive terraces perfect for outdoor relaxation and entertaining

Private garden gate providing direct access to the beach

Lush, mature gardens offering tranquility and privacy

Dedicated games room and fully equipped gym for leisure and wellness

Exclusive mooring buoy for seamless boating access

Nearby

Sandy beaches

Porto Heli

The island of Spetses

Epidauros

CARMEN

ABOUT THE VILLA

12 GUESTS 8 BEDROOMS 6 BATHROOMS

Inside: accommodation at Carmen is spread over a main house on two floors, an independent garden guesthouse suite and an independent guesthouse suite below the pool.

The entrance leads from a leafy courtyard garden into a welcoming entrance hall, off which the accommodation flows. The central portion of the main house is given over to communal areas, while two bedroom wings - east and west - extend out to the sides.

Straight on and down a couple of steps from the hallway is a comfortably furnished triple-aspect living area, whose large lateral windows bring in the light and the sea views and create a bright, airy atmosphere. A wall of glass doors to the far end, meanwhile, allows seamless access to the main terrace, which runs along the entire façade of the house. The features of this room - its glass doors, its white palette, its sunny disposition and its seamless access to al fresco areas - is replicated throughout the property.

A couple of steps lead up through a wide opening on the right of the living area to the dining room, which also boasts sea views and access to the al fresco dining section of the main terrace.

Serving the dining room is a generously sized and well-equipped kitchen, which has the added bonus of a breakfast area. It too offers sea views and opens out on to the main terrace.

A door from the kitchen leads into the west wing, which is home to three bedrooms connected by a corridor. Here there is:

- a super-spacious sea-view double with lofty white-beamed ceilings, a pair of wide glass doors opening out onto the main terrace (including a private area), a dressing area and an en-suite shower room
- a double-twin bedroom with garden views
- a large single bedroom, also with garden views

- a shared shower room

Back in the entrance hall, a door opens into the east wing corridor, off which one may access the following:

- a guest WC
- a double-twin bedroom with glass doors opening out onto the main terrace
- a generously proportioned, luminous double bedroom with a wall of glass doors opening out onto a private section of the main terrace, a dressing area and an en-suite bathroom with tub and shower attachment
- a single bedroom with access to the courtyard garden outside the main entrance
- a shared bathroom with tub and shower attachment

Last but not least for the main house, a flight of stairs leads down from the corridor of the east wing to the lower ground floor, where, accessed from a corridor is a well-equipped gym and a large games room, perfect for anyone whole enjoys playing table tennis, table football and darts. Glass doors open out from both rooms onto the pool level terraces and gardens.

The garden guesthouse suite is on the same level as the main house's lower ground floor, just a hop, skip and a jump from the pool terrace. It offers the same, bright, welcoming and comfortable accommodation as the main house. The entrance leads in to sitting room with a pair of sofas, sea views and a wall of glass doors opening out into the gardens. Off a central hallway is a shower room, which serves a double bedroom with garden views and access.

The independent guesthouse below the pool has a living area with a sofa and a kitchen corner, and a double bedroom with en-suite shower room.

Outside: Carmen is cocooned in a vibrant garden of mature shade-giving trees, rampant climbers, colourful flowers and shrub-filled borders. All rooms, except the single and the double-twin bedrooms in the west wing flow freely via glass doors onto the surrounding terraces.

Wrapping around the entire sea-facing façade of the main house upper floor is a super panoramic terrace dotted with areas for sitting, dining and gazing out at the views. Arguably the most panoramic spot is found directly outside the living area, where a semi-circular section of terrace furnished with easy chairs looks out over the pool and the sea. The kitchen and dining area, meanwhile, open out onto a shaded al fresco dining area.

Despite the evident attractions of this area, the lure of the pool terrace down below is irresistible. Accessed via two flights of steps, one at either end of the central portion of the upper terrace, and from the lower floor games room and the garden guesthouse suite, it is here that al fresco life really comes into its own. At the centre is the 14m-long salt-water zero-edge pool looking out to sea. Gathered around it are sun loungers and various spots for sitting. Just a few paces away, meanwhile, is a lovely gazebo with wood-beamed ceilings, and a dining area, served by a well-equipped outdoor kitchen and bar.

Below the pool, a gate leads out onto a seafront promenade with sea access and a dock. A second gate to one side of the gardens opens out onto a secluded shingle beach.

CONSIDERATIONS

Carmen features a fantastic infinity pool, offering swimmers stunning views while in the pool. There is a drop-off on 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.

The sea access in front of this property is via rocks and so may not be possible to use if the sea is rough.

You may also wish to know that the pool at Carmen has a minimum depth of 1.3m.

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.

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Amenities		
Accommodates (max)	12	
Bedrooms	8	
Double beds	4	
Flexible (double or twin)	2	
Single beds	2	
Bathrooms	6	
... of which en suite	3	
Garden gate beach/sea access		✓
Infinity pool ³	14x7m	
Sea views		✓
Gym		✓
Poolside bar		✓
Boat mooring		✓
Daily maid service		✓
Table tennis		✓
Table football		✓
Private parking		✓
VDSL Wi-Fi Internet		✓
Dartboard		✓
Optional cook ¹		—
Air conditioning		✓
Heating		✓

Smart TV	✓
Bluetooth speakers	✓
Washing machine	✓
Tumble dryer	✓
Dishwasher	✓
Staff on the grounds ²	✓
Safe	✓

¹ the cook can provide two or three meals per day. The service is on request and comes with a full week commitment. The two meals per day service starts with breakfast and then includes either lunch or dinner.

² a member of staff stays at Carmen throughout the season in one of the independent houses within the villa premises

³ salt water pool

✓ = yes/present

— = optional/on request

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CARMEN

THINK ABOUT

Find out more about **getting to Porto Heli**

CARMEN

EXPLORING THE LOCAL AREA

Carmen occupies a fabulous position on its own headland near the southeasternmost tip of the Porto Heli peninsula.

The town of Porto Heli is an upmarket resort whose promenade of seafront bars and restaurants and boutiques is a 10-minute drive away. For many years, the surrounding area, also known as the Greek Riviera, has been second home to the Athenian aristocracy and shipping magnates, who built sumptuous summer estates there. Today, it attracts the international jet set, from royalty to business tycoons, who come for the sophisticated atmosphere and the sense of hush-hush privacy.

The peninsula is lined with gorgeous beaches and lapped by sparkling blue seas. It's a great place for water sports, yachting and island-hopping - the cosmopolitan islands of Spetses and Hydra within easy day-trip distance (hydrofoil crossings to Spetses from the port of Kosta take just 10 minutes).

Apart from the beach accessed from Carmen's garden, there are several others close by, including those at Agios Emilianos (a 3-minute walk) and Kounoupiou.

For history lovers, one must-see is the archaeological site of Epidaurus. Its stunning theatre is famed not only for its size and its sensational views, but also for its crystal clear acoustics, and there is much more to see besides.

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Distances

Athens airport: 208km-130miles-2hr45
(driving) or a 2hr ferry crossing from
Piraeus to Porto Heli + a 9-minute
drive
Nearest beach: at the bottom of the
garden, or: Agios Emilianos - a 3-minute
walk; Kounoupiou - 2.2km-1.4miles-
5mins; Kosta - 4.5km-2.3miles-10mins
Porto Heli (nearest bars, restaurants,
shops and amenities): 7.3km-4.5miles-
10mins
Spetses: 10 minutes by sea taxi from
the jetty below the house or 3.7km-
2.3miles-10mins to Kosta Port, plus a
10-minute crossing
The archaeological site of Epidaurus:
60km-37miles-1hr5



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GALLERY



