SOROS, ANTIPAROS

THINK EXQUISITE

XASTERIA

Graciously rising on its hill above the glorious beaches of southeastern Antiparos, Xasteria is an object lesson in style, quality and laid-back luxury living. With a warm embrace it welcomes guests into a magical world of sophistication, where flexible and beautifully appointed interiors flow out onto myriad terraces, both private and communal, offering those fortunate enough to stay here a sense of space, conviviality and tranquil seclusion.





PRICES, AVAILABILITY AND BOOKING →

Service

cooking service 80 euro up to 8 people ,140 euro up to max capacity

Features

Magnificent sea views
Beautifully appointed
15m-long infinity pool
Panoramic terraces
Walking distance to Soros beach and restaurant

Nearby

Sandy beaches
Antiparos Town
Antiparos caves
Paros

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ABOUT THE VILLA

13 GUESTS 7 BEDROOMS 6 BATHROOMS

Inside: accommodation at Xasteria is laid out over two wings, north and south, on three levels, and an independent guesthouse.

The main entrance to the south wing leads into a luminous and airy living room with inspiring sea views, banks of sliding glass doors accessing the terraces, comfy sofas, a designer fireplace, and a corner snug with a pair of designer chairs and a large built-in daybed to the far end. The quality and elegance of the furnishings, the clean lines, and the meticulous finish of this space set the tone for the rest of the property.

To one end, the living area flows into a bright, contemporary, L-shaped kitchen-diner. A large dining table looks out to sea and connects via a wall of sliding glass doors to an al fresco dining area situated between the two wings, white walls and ceilings are offset by warm wooden cabinetry, and a sizeable island offers ample space for cooking up feasts.

By the snug corner at the far end of the living room, a flight of stairs leads up to the first floor, which is home to the first bedroom, a dreamy sea-view double. A centrally positioned bed is divided from a pair of in-room sinks by a partition wall, and there's a walk-in shower room, a separate WC, and sliding glass doors leading out onto a pair of fabulously panoramic terraces.

Back by the main entrance, a second flight of steps leads down to the lower ground floor and a spacious sea-view double bedroom with terrace access, a dressing area, an open bathroom with double sinks, a walk-in shower, and a separate WC. Just across the hallway is a bedroom with a large single bed. This bedroom makes use of the en-suite shower room of the double opposite, so might be best suite to a child whose parents are sleeping in the double.

The main entrance to the north wing opens into a little hallway, off which, to the right, is a extremely pleasant double-aspect living room, with a large L-shaped sofa and two sets of sliding glass doors accessing the central al fresco dining area and the other terraces.

Back in the hallway, moving past a guest WC, is the north wing's first bedroom. An ample dressing area, with French windows opening out onto the terraces, flows into a long en-suite bathroom with double sinks on one side and a walk-in shower and a separate WC on the other, to a generously proportioned double bedroom with a built-in cushioned sitting area with sea-view picture windows.

Just to the right of the north wing's main entrance, a flight of stairs leads up to the first floor, which is home to another luminous double bedroom with en-suite shower room, a sitting area, and a glass door opening out onto a superbly panoramic terrace.

The remaining accommodation of the north wing is found on the lower ground floor, which is accessed via a staircase in the living room. Here there are the 2 staff bedrooms (one of which is occupied by the villa housekeeper), a small double, and the final bedroom, a double accessed via a corridor with double sinks on one side, and a walk-in shower and separate WC on the other. View pan out to sea and French windows open onto the terraces.

The guesthouse is situated a few metres behind the kitchen and comprises an airy double bedroom with en-suite shower room and an al fresco courtyard shower.

Outside: Xasteria is surrounded by terraces, both open, with undisturbed views out to sea, and partially secluded ones veiled by walls in the local stone used for the exteriors of the house itself. Where the terraces end, the grounds fan out, planted with indigenous flora so as to merge seamlessly with the surrounding terrain.

The focal point for communal al fresco life is on the sea-facing side of the house, where a swathe of gorgeous terraces wrap around an irresistible 15m-long infinity pool featuring a shallow shelf that's perfect for keeping cool while admiring the views.

Where the two wings meet, and accessed from both living areas and from the kitchen-diner, is the first al fresco dining area. Then, running along almost the entire façade of property is a large wooden structure which provides shade for a sitting area. A few steps from here is a poolside decked area furnished with comfily cushioned mattresses.

To the far end of the pool, meanwhile, is the second al fresco dining area, a well-

shaded spot with a bar and an outdoor kitchen with barbecue looking out to sea. This is such a convivial spot that you may never feel inclined to dine out.

All of the bedrooms, including the one in the guesthouse, have their own terraces with al fresco showers. The two on the first floor of either wing open out onto panoramic rooftops furnished for lounging and soaking up the magical sea views. The one on the ground floor of the north wing opens out onto a secluded courtyard, while the two bedrooms on the lower ground floor open out onto sea view terraces.

Last but not least, one of the walled courtyard areas near the entrance to north wing is set up as an open-air cinema, a great way to spend an evening or two in the company of friends and family.

CONSIDERATIONS

Xasteria 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.

As this villa is located on an island, we recommend extra caution when booking your flights to avoid problems or delays with ferries and hydrofoils. It may be advisable to arrive a day earlier and depart a day later. Please contact us for any information or advice.

The final section of the access road to Xasteria is a little rough, so we recommend guests hire a 4x4 or at least a car with good ground clearance.

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)	13
Bedrooms	7
Double beds	6
Single beds	1
Bathrooms	6
... of which en suite	6
Infinity pool	15x6m
Sea views	✓
Walking distance to beach(es)/sea access [3]	✓
Walking distance to restaurant(s) [3]	✓
Outdoor kitchen	✓
Breakfast (incl. ingredients)	✓
Daily maid service [1]	✓
Barbecue	✓
Gym equipment	✓
Private parking	✓
VDSL Wi-Fi Internet	✓
Air conditioning	✓
Optional cook [2]	–
Smart TV	✓
Bluetooth speakers	✓

Hairdryer	✓
Iron	✓
Ice maker	✓
Tumble dryer	✓
Washing machine	✓
Dishwasher	✓
Microwave	✓
Staff on the grounds [1]	✓
Safe	✓

[1] up to 6 hours cleaning per day

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

[3] the beaches of Soros and Soros Beach Restaurant are just over 1km away. Please note that the way back is uphill.

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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THINK ABOUT

Find out more about **getting to the Cyclades Islands**

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EXPLORING THE LOCAL AREA

Xasteria rises on a hill overlooking the southeast of Antiparos, just 1km from the sandy beaches of Soros. The island's diminutive size means that you're never far from its treasures, both natural and man-made, and it's easy to explore in a week.

With 60km of coastline, Antiparos offers an abundance of idyllic beaches and many of these are very close to Xasteria. Apart from Soros below the house, two of the most beguiling beaches are Agios Sostis and Faneromeni, little bays on the southernmost tip of the island. Slightly further afield, in the southwest, is the bay of Agios Georgios, whose turquoise waters are a great starting point for kayaking excursions to the little islet of Despotiko.

Typical of the Cyclades, the landscape of Antiparos is dotted with small whitewashed churches and traditional cottages, and carpeted with aromatic Mediterranean shrubs and wild herbs. The south of the island is hilly and there is some rewarding walking to be had, thanks to the wonderful 360-degree panoramas from vantage points such as the Prophet Elias church.

The main town, Antiparos Port, is archetypally Greek, with narrow pedestrianised alleyways and picturesque squares flanked by independent little shops and pretty white houses with blossom-filled courtyards. At its centre are the remains of the Kastro, a Venetian castle built in 1440 to protect the island's inhabitants from pirates and other would-be invaders. Around the harbour is a good selection of traditional tavernas and cafés, and it is very pleasant to while away a little time there, watching island life unfold. In the evening, the main square comes alive as traditional coffee shops and chic bars fill up.

Just in the hills behind Xasteria, meanwhile is the island's fascinating cave, whose extremely impressive stalactites and stalagmites are thought to be amongst the oldest in Europe. With a depth of around 85m (there are 411 steps down to the bottom), it is an inspiring place to explore, especially if you think of all those who have been there before you, including Macedonian generals fleeing

PRICES, AVAILABILITY AND BOOKING →

Distances

Paros Airport: 30mins drive and 10mins by boat

Antiparos Port (nearest shops and other amenities): 8.5km-5.2miles-12mins

Nearest beaches: Soros - 1.2km-0.8miles-3mins (or 13mins on foot); Apantima - 1.9km-1.2miles-3mins; Agios Sostis: 3km-2miles-10mins; Agios Georgios - 4.1km-2.5miles-8mins; Glyfa - 4.7km-2.9miles-7mins; Faneromeni - 4.9km-3.1miles-20mins

Nearest restaurant and tavernas: Soros Beach restaurant 1.3km-0.9mile-21mins walk, Peramataki taverna 900m, 0.5mile, 15mins walk

Antiparos Cave: 4km-2.5miles-7mins

the wrath of Alexander the Great, Otto, the first King of Greece, and even (so it is said) Lord Byron.

Last but not least, Paros is just a 10-minute ferry ride from Antiparos Port, meaning that island-hopping day trips there are eminently feasible.





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GALLERY























































