SPETSES TOWN, SPETSES

THINK EXQUISITE

CLEONICE

For large groups of family and friends searching for sophistication, refinement and stylish living on cosmopolitan Spetses, Cleonice has no rivals. Rising at the centre of a 5.5-acre estate, it has been designed and finished to exacting standards and offers an abundance of space inside and out, privacy and seclusion, top quality amenities, a 20m-long infinity pool, and much more besides - all within comfortable walking distance of beaches and the old port of Spetses Town.

PRICES, AVAILABILITY AND BOOKING →

Service

Features

Prestigious location boasting panoramic views over Spetses
Exclusive retreat for large groups
Stunning 20m infinity pool blending with the horizon
In-villa cook service for two meals a day
Enchanting evening ambiance
Refined comfort and timeless elegance
Charming private chapel with heritage

Nearby

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ABOUT THE VILLA

14 GUESTS 7 BEDROOMS 7 BATHROOMS

Inside: accommodation at Cleonice is laid out over a main house on three floors and two independent guesthouses accessed from the terraces.

From a shady portico, the front door of the main house leads in to communal hub of the property, a spacious open-concept living and dining area that epitomises the aesthetics, quality levels and attention to detail of the property as a whole. Hard-wood floors bring warmth, cool grey-painted ceilings with perfectly aligned sweeps of wood stripping add an element of classic Spetsian design, and six sets of French doors combine to create a luminous atmosphere, while also bringing in the wonderful sea views and allowing seamless access to the main terrace. Carefully placed bibelots and works of art provide colour and interest and the lighting, which includes integrated ceiling spots and designer lamps, enhances the already sophisticated, elegant and welcoming feel.

To the left of this space, flanking a fireplace, are a pair of sink-in sofas. In the centre is another sitting area with another sofa and a pair of armchairs gathered around a coffee table. To the right, meanwhile, is a large dining table.

Behind the dining area is a guest WC and the sleek, fabulously well-equipped contemporary kitchen, which opens out onto the shady al fresco dining terrace.

To the left of the main entrance, a staircase leads up and down to the first and lower ground floors.

The first floor is entirely given over to the principal bedroom, a spacious triple-aspect double with sea views, bespoke cabinetry, a luxurious en-suite shower room with double sinks, and access to a private terrace gazing out over Spetses Town and across the sea to the Peloponnese.

On the lower ground floor are two more beautifully finished double bedrooms, each with sea views, terrace access and en-suite shower rooms. The larger of the two has a little sitting area.

The first of the two externally accessed guesthouses is on the lower ground floor level. Its front door opens into a centrally positioned, spacious sea-view living area with kitchen corner and terrace access. On either side of the living room is a bedroom:

• a sea-view double with en-suite shower room and terrace access
• a sea-view double-twin, also with en-suite shower room and terrace access

The second guesthouse is located just across the terraces from the main house's living and dining area. It hosts a bright living room furnished with a large built-in sofa, a couple of armchairs and a kitchen corner, and two bedrooms:

• a double with sea views, terrace access and an en-suite shower room
• a double-twin with garden views, terrace access and an en-suite shower room

Outside: Cleonice sits amid a 5.5-acre estate, much of which, on the slopes below the house, is planted with olive, pine and cypress trees. The focal point for most al fresco life at Cleonice, however, are the terraces and colourful gardens that surround the house.

A wonderful sweep of terrace, measuring some 30m in length and accessed from the ground floor of the main house and the second guesthouse, runs along the sea-facing side of the property . The views are captivating, with 180-degree panoramas panning out to take in Spetses Town, the south coast of the island, the Peloponnese across the water, and the islets of Trikeri and Dokos in the distance. There are several sitting areas, furnished with quality outdoor sofas and armchairs, and a secluded, well-shaded al fresco dining area.

At one end of this terrace, steps lead down to the terraces accessed from the main house's lower ground floor bedrooms and from the first guesthouse. At the other end, from near the second guesthouse, a second set of steps connects the main terrace with the pool area, which has been conceived to cater for a range of al fresco pleasures: the magnificent 20m-long infinity pool, with its beach-effect shallow end and its hydromassage corner, takes centre stage, but there is also a bar, a shaded dining area served by a barbecue, a well-furnished sitting area, plenty of sunloungers, and a WC.

Below the pool and flanking all the terraces and the driveway, a polychromatic display of flowering and aromatic plants provides a gentle backdrop to al fresco

life, while the confines of the property are guarded by shady Mediterranean pines and deep-green cypresses.

Behind the property, steps lead up to an evocative chapel, while below the pool a path weaves eastwards down through the grounds for some 250m to the "town gate", from where guests can walk into Spetses Town with ease. Another path leads for a similar distance heads southwards to "sea gate", from where, in a couple of minutes you can be lying on the soft golden sands of Agia Marina beach.

One final al fresco space worth mentioning is the private terrace of the principal bedroom on the first floor of the main house. The views from here are arguably at their best.

CONSIDERATIONS

Spetses is a car-free island (apart from a few taxis (which book out quickly in the summer season) and service vehicles). Most people move around by bicycle, scooter, quad bike, boat, donkeys and sea taxis. If you wish to rent bikes, scooters or quad bikes, please contact us in advance, as numbers are limited.

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.

Cleonice 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.

There is an 8th bedroom at Cleonice, a double-twin with en-suite shower room next to the house staff's quarter down some steps from the lower ground floor. While finished to the same standard as the others, this room does not have any views and just a small window, but it may be suitable for a nanny and is available on request for an extra fee.

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

PRICES, AVAILABILITY AND BOOKING →

Amenities	
Accommodates (max)	14
Bedrooms	7
Double beds	5
Flexible (double or twin)	2
Bathrooms	7
... of which en suite	7
Fully serviced [1]	✓
Infinity pool	20x7m
Walkable to beach/sea [4]	✓
Sea views	✓
Short walk to shop(s) / restaurant(s)	✓
Walking distance to restaurant(s) [5]	✓
Walking distance to shop(s) [5]	✓
Daily maid service	✓
Barbecue	✓
Private parking	✓
ADSL Wi-Fi Internet	✓
Air conditioning	✓
Fireplace	✓
Heating	✓
Sonos wireless music	✓

particularly common in July and August. More information will be provided in your House Guide and via your local specialist.

system

Smart TV	✓
Laundry service [3]	–
Hairdryer	✓
Iron	✓
Dishwasher	✓
Microwave	✓
Staff on the grounds [2]	✓
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 housekeeper of Cleonice manages the villa throughout the season and stays in a room on the lower ground level of the main house. Their discreet presence ensures that guests are able to enjoy the property to the full

[3] the laundry facilities are operated exclusively by the villa staff. A laundry service is available at an additional cost, payable locally.

[4] at Agia Marina, about an 8-minute walk, slightly uphill on the way back

[5] the nearest shops, cafés and tavernas are about a 10-minute walk

✓ = yes/present

– = optional/on request

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EXPLORING THE LOCAL AREA

Cleonice rises on a hill overlooking Spetses Town, the south coast of the island and the Aegean Sea. It's about a 10-minute walk from the characterful old port, with its fishing boats and pleasure craft, its bars and tavernas, and its scenic headland walk, and there are several beaches within easy walking distance, including those of Agios Marina, Garifalos and Agios Dimitrios.

Diminutive Spetses measures just 7km by 4km and is a quiet, pine tree-carpeted island where private cars are not allowed. Transport is by bicycle, scooters, a few taxis, donkeys, quad bikes and, best of all, boat taxi. Hiring your own boat for the duration of your stay or for a few days is highly recommended, as the coast has many idyllic secluded bays that are most easily accessible from the water.

In recent times, Spetses's main claim to fame is as the setting for The Magus, John Fowles's great novel. Named Phraxos in the book, the island is described by the main protagonist, Nicholas Urfe as "Beautiful. There was no other adjective; it was not just pretty, picturesque, charming – it was simply and effortlessly beautiful. It took my breath away when I first saw it, floating under Venus like a majestic black whale in an amethyst evening sea, and it still takes my breath away when I shut my eyes now and remember it. Its beauty was rare even in the Aegean, because its hills were covered with pine trees, Mediterranean pines as light as greenfinch feathers. Nine-tenths of the island was uninhabited and uncultivated: nothing but pines, coves, silence, sea." Remarkably, Spetses has changed very little since John Fowles, who lived and worked there in the early1950s, wrote that passage.

The island's eponymous main town is full of interest, both historical and contemporary. Like neighbouring Hydra, Spetses had a thriving shipping industry and some local families became extremely rich. One such (though he made most of his money in the US) was Sotirios Anargyros, who built the impressive Poseidonion Hotel in the early 20th century. In the architectural style of the great hotels of the Côte d'Azur, it soon attracted wealthy Athenians and European aristocrats to the island, beginning a trend of affluent,

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Distances

Nearest airport: Athens - 2.5hr drive to Kosta Port near Porto Heli + a 10-minute crossing; or a 30-minute drive to Piraeus + a 2-hour ferry crossing
Spetses Town Port: 1.6km-1miles-20mins (on foot)
Nearest beaches: Agia Marina - 8mins walk; Garifalos - 10mins walk; Agios Dimitrios - 13mins walk
Nearest restaurants, shops, cafés and bars: there is a good selection in Spetses Town within a 10-minute walk

small-scale tourism that continues today.

Spetses's pine-shady interior is crisscrossed by walking trails. From the top ridge, fabulous vistas take in the island, Hydra, vast tracts of the Aegean Sea and the Peloponnese, whose eastern most tip is just over 2km (or a 10-minute crossing) away. This proximity to the mainland makes day trips to Porto Heli and the archaeological site of Epidaurus eminently feasible.

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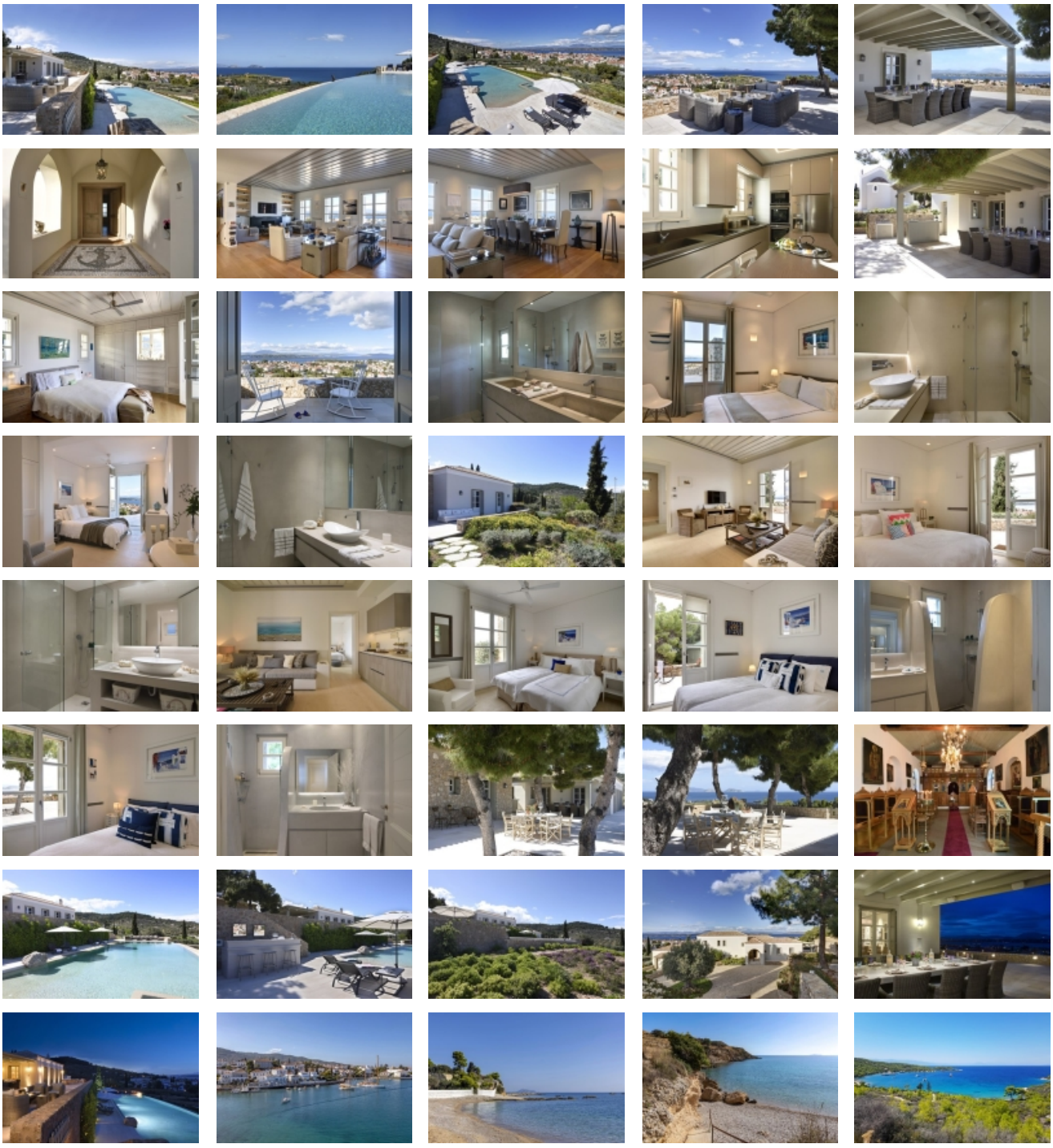
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