# **VILLA FLOGA**

# TRADITIONAL & UNIQUE | TRADITIONAL GREECE

























- > Air Conditioning
- > Beach within 10 minute walk
- > Chef service available
- > Family villa
- > For large groups
- > Near shops/restaurants
- > Near the airport
- > Near the beach
- > With seaviews
- > With WIFI

Set above Ai Helis Beach, this elegant villa is nestled in lush gardens filled with fruit trees, offering stunning sea views and a private pool in a peaceful, sun-soaked setting. With multiple terraces, shaded dining areas, with its relaxed outdoor charm, it's the ideal place to unwind and take in the natural beauty of Kefalonia.

Set in an exclusive hillside position above Ai Helis Beach, this villa is perfectly placed for a relaxing island escape. Surrounded by mature gardens, fruit trees, and expansive lawns, it offers privacy and natural beauty just a short walk from local tavernas, a bakery, a supermarket, and the award-winning Sarris Winery. The capital, Argostoli, is just a 20-minute drive away, full of seafront cafés, local shops, and the chance to spot sea turtles in the harbour.

This stylish five-bedroom villa is bright, spacious, and ideal for groups or families. The open-plan living area leads to a large dining terrace with sea views, while the layout across multiple levels adds privacy. Outside, a wide staircase leads to the private pool, sunbeds, and a peaceful garden with space to relax or play. With balconies, a barbecue, and a basketball area combining comfort and fun in a stunning setting.

#### **ACCOMMODATION**

#### **Ground level**

Open-plan living area (A/C, TV, Wi-Fi) with French and patio doors to the seating/dining terrace Fully equipped kitchen (oven, microwave, dishwasher) with breakfast bar

#### Lower level

Bedroom 1: Double bedroom (A/C) with terrace access Bedroom 2: Twin bedroom (A/C) with terrace access

Shower room

Steps down to basement-level utility room (washing machine) and games area (table tennis)

# **Upper level**

Bedroom 3: Double bedroom (A/C) with balcony Bedroom 4: Twin bedroom (A/C) with balcony Shower room

### Top level

Bedroom 5: Double bedroom (A/C) with ensuite shower room and access to a private terrace

# **OUTSIDE**

Private swimming pool (9m x 3m), mature lawned gardens, sun terrace, in-built barbecue, covered entrance/dining terrace, outdoor shower, gated entrance with private parking.

## **DISTANCES**

Beach: 500m Taverna: 350m Mini-market: 900m Kefalonia Airport: 3.5km