



# villa for sale

afelianes, south pelion, greece

two bedrooms, two bathrooms,  
fabulous sea views, privacy

This beautiful, architect-designed villa, totalling 113 sq metres will be located on a private plot of 4000 sq metres of olive grove in southern Pelion. The southeasterly views across the Aegean sea to Skiathos, Skopelos and Evia islands are spectacular.



The proposed ground floor layout of 61 sq metres is open plan comprising:

**2-storey Entrance Hallway**

4.2m x 2.7m – with feature galleried first floor landing.

**Dining Area** 4.0m x 2.5m

**Kitchen Area** 4.0m x 2.5m

**Lounge Area** 5.0m x 4.0m (extending to 5.0m x 6.1m when including understair area)

**Bathroom with Shower and WC**

**Cloakroom**

**Open-tread staircase leading to first floor mezzanine of 52 sq metres**

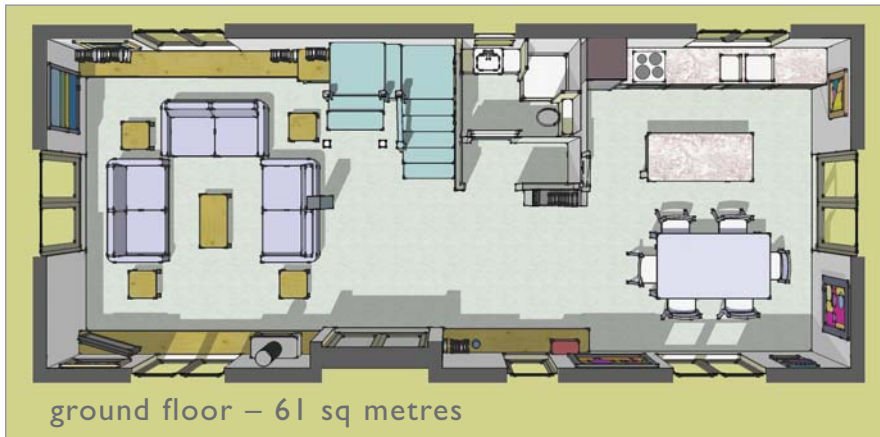
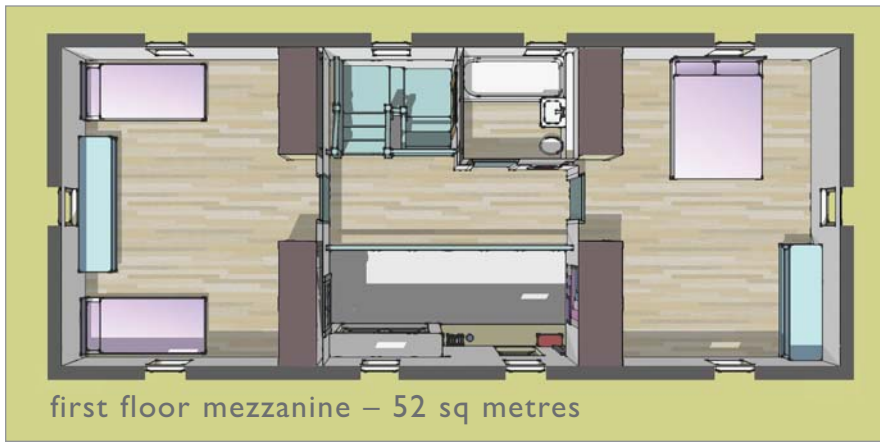
The proposed first floor mezzanine has a galleried landing area overlooking the entrance hallway below, leading to:

**Two Double Bedrooms** each measuring 5.0m x 4.0m

**Bathroom** with Bath and WC

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The house will be tastefully and simply finished, with with bright, airy rooms, beamed ceilings, stone ground floor, wooden upper floor and plenty of built-in concealed storage. Fully-fitted kitchen and a wood-burning stove. The whole aim is to provide a peaceful, comfortable, private haven.

There will be a driveway with ample parking and terraces with shaded pergolas to both sides of the property.

Due to the aspect and topography of the land, this is a very sheltered area with an abundance of flowers, birds and wildlife.

One of the advantages of buying off-plan is the flexibility in terms of interior layout and size. Subject to negotiation, a choice of fixtures, fittings and interior layout will be available.

The area of Afelianes is particularly pretty and unspoilt. Taverna Eleni is within walking distance – about 5 minutes – it is widely renowned for its truly fabulous food and organic wines - [www.cntraveller.com/guides/europe/greece/pelion/where-to-eat](http://www.cntraveller.com/guides/europe/greece/pelion/where-to-eat)), - but is not open at the very beginning and end of the summer season. The beautiful beach of Kastri, with its taverna - [www.kastribeachpelion.com](http://www.kastribeachpelion.com) - is less than 5 minutes drive away. The picturesque fishing village of Platania is a ten minute drive away and has a couple of mini-markets plus a variety of good tavernas and cafes. It also has a





lovely beach and nearby Mikro beach with its excellent taverna can be accessed either by fishing boat, by foot on a path or by dirt road.



**'Charles and Camilla' Beach**

There is also a beach, (nicknamed Charles and Camilla Beach) you can walk to, down a steep footpath (not suitable for those who are infirm). In 1998 Charles, Camilla, William and Harry

came here whilst on holiday with the shipowner Latsis. They managed about a twenty minute swim before the paparazzi found them ...

Just over the hill is the retreat centre of Axladitsa - [www.axladitsa.org](http://www.axladitsa.org).

Tourism is low key – with no big hotels – and local villages remain very Greek and unique with their own Pelion architecture.







view from the land - Skiathos on left and Evia on right

Southern Pelion is an amazingly beautiful and unspoiled corner of Greece, full of lush forest, wild flowers and wildlife. There are many beautiful, safe, sandy beaches, some with excellent tavernas and the Aegean sea is crystal clear – perfect for swimming.

If you enjoy walking you will love Pelion. It is criss-crossed with footpaths and *kalderimia* – the ancient donkey tracks. A local society is discovering, clearing and maintaining them and they have also produced a map so that you can find them easily. These walks are particularly enjoyable in the cooler months – especially in spring when the countryside is carpeted in wild flowers. If you prefer to explore the countryside on horseback there is a riding school twenty minutes away near Katigiorgis. [www.horsebackriding.com.gr](http://www.horsebackriding.com.gr).

There are many cultural events in the summer – a three day classical guitar festival in Lafkos, a month of drama and classical concerts in Horto, art exhibitions and the local village festivals – *panigiri*.



Kastris beach

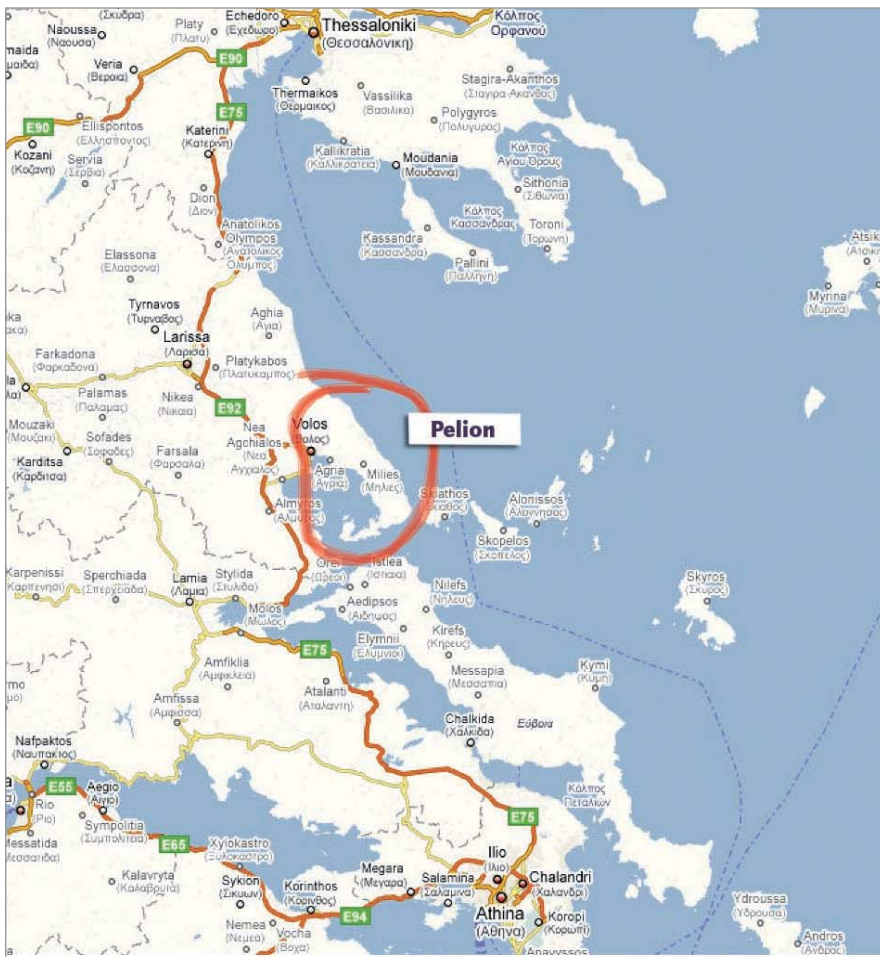


Vrohomonero beach

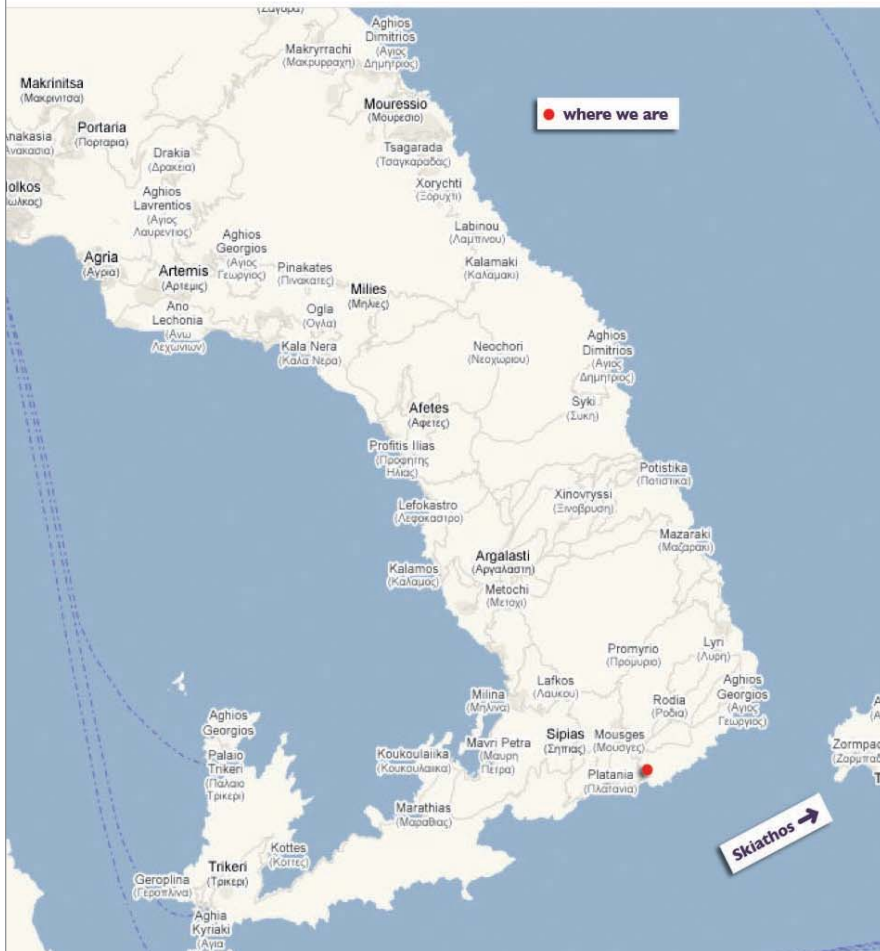


view of the land





where we are

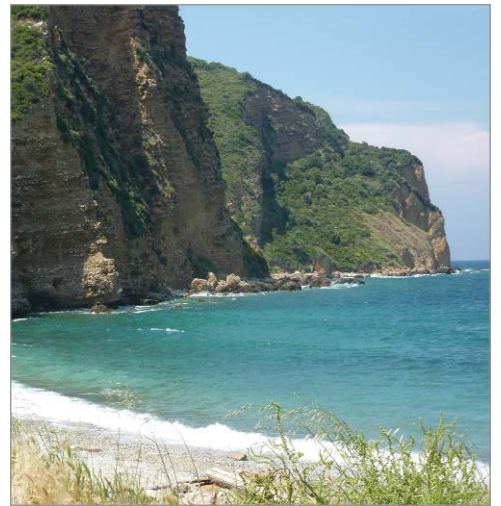


## how to get here

There are cheap and flexible BA and EasyJet flights every day of the year to Thessaloniki (3.5 hours drive) and Athens (4.5 hours drive).

Between early May and early October there are charter flights to Volos (1.5 hour drive) and Skiathos (10 minute water taxi) in the summer.

The route from Thessaloniki is very easy and pretty – it takes in Mount Olympus and the Tempe valley. Stunning Vergina and Meteora are well worth detours and visits. Greek motorways are empty in comparison with the rest of Europe.



Theotochou beach

guide price of  
250,000 euros

Please note that the information in this brochure is prepared as a general guide and does not form part of any contract. Any areas, measurements or distances referred to are given as a guide only and are not precise.