



★★★★★
karvouno *Villas*
Sivota Thesprotia



Welcome

Welcome to **Karvouno Villas**, welcome to Sivota paradise in Greece. Located in a picturesque scenery -30 metres from the beach, in a green quiet cove- the 5 star luxurious villas addresses the demands of exclusive guests.

Sophisticated architecture, surrounded by a lush garden of 1500 square meters, fully equipped and with special facilities to satisfy every expectation, Karvouno Villas offer the privacy and luxury to fully enjoy your vacation. An ideal environment to relax like home, taste superior cuisine, pamper yourself and also work -should you wish to.

The area has much to offer, featuring the small islands surrounding the village of Sivota, the crystal clear waters and the cosmopolitan aura that takes you to another time.

Strategically situated near the port of Igoumenitsa, the Aktion airport and Egnatia Odos highway, Karvouno villas can be used as an excursion starting point to visit some of the well known landmarks and places of west Greece, such as Meteora Unesco's Heritage Site, Acheron River and the Gates of Hades as well as Corfu and Paxos islands in the Ionian Sea.

Can you imagine perfect? Our answer is yes and we welcome you to experience it.



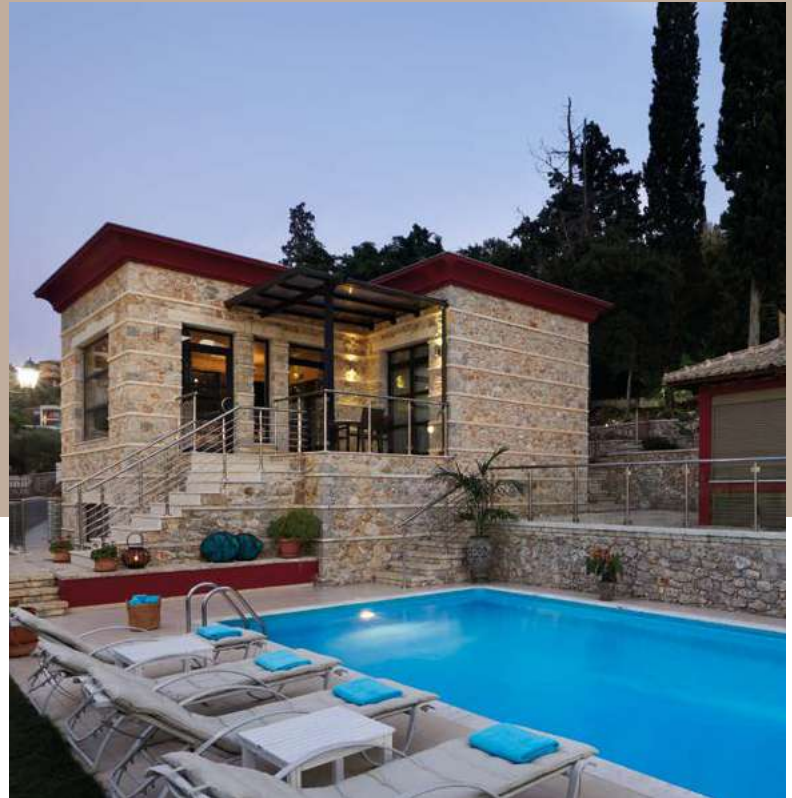
The villas

Perfectly designed, fully equipped and autonomous, Karvouno Villas are ideal for families and friends or even couples that wish to stay in a secluded seafront paradise and still feel like home. The complex is built just 30 metres from the beach in a quiet green cove but conveniently just 600 metres from the picturesque harbour of Sivota. It consists of two large villas that are able to accommodate up to 7-10 people and a smaller villa that sleeps 4-5 guests. Each villa has its own private beach area with deckchairs, gazebo, sun beds, children's toys and more. The beach is sandy, shallow and the depth comes smoothly.

A floating deck belongs to the complex and serves own or rented boats/yachts of clients so that they can explore the surrounding area.

The facilities, the idyllic ambiance and the absolute seclusion of these villa rentals guarantee memorable vacation in Sivota. Karvouno Villas feature a restaurant and a Beach Bar to satisfy all client's demands. From breakfast to a very special meal, a delicious cocktail and a special event such as wedding, honeymoon, vows renewal, birthday or a business meeting, Karvouno Villas assure a highly satisfied stay. Luxury, style and quality of services are the core values that make Karvouno Villas exceptional.

The villas can be rented one by one or all together for social events such as weddings, birthdays or for better privacy to VIP clients (own hosting relatives or staff).



A M A Z I N G V A C A T I O N I N G R E E C E

The complex offers

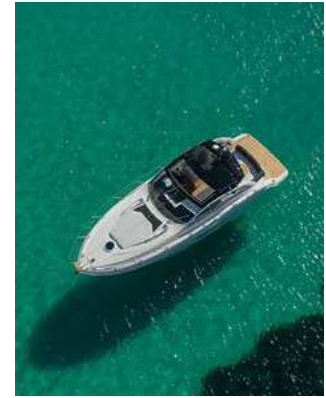
- 3 private, luxurious and fully equipped villas
 - Private swimming pools with sun beds and umbrellas
 - Private parking space (4 slots for each Villa)
 - Floating dock for boats
 - Bar & restaurant
 - Working office with PC & printer etc. in each villa
 - Anti-smoking Villas
 - Pets are not permitted
-
- Ground chess (Villa Andriana)
 - Complimentary Wi-Fi
 - Organized beach with umbrellas and loungers (extra charge)
-
- Catamaran boat available for weekly private hire

“

Our suggestion: One week stay in the villa of your choice and one week adventure with our brand new catamaran boat. Enjoy your dream vacation in Greece.

”





Discover our facilities

- Breathtaking sea views
- Direct sea access
- Private swimming pool
- Balcony/terrace
- Private garden of 500 square metres
- Parking
- Coco Mat mattresses
- Fully equipped kitchen
- Dishwasher
- Espresso Machines & capsules in each Villa
- Dining, living room & sitting area
- Home Cinema
- Satellite Television
- CD/DVD player / Sound system
- Children's toys
- Working office with PC & printer etc.
- Internet in all rooms and WIFI router
- Telephones in each bedroom, living room and relax areas
- Intercom with the reception, the managing director, the beach bar-restaurant and between the villas.
- Safe deposit box
- Gym equipment
- Hammam & outdoor Jacuzzi
- Bath or shower
- Bath robes & slippers
- Towels & swimming towels
- Branded bathroom cosmetics
- Hairdryer
- Laundry room
- Washing machine
- Iron & ironing board
- Individual air-condition, dehumidifier & air cycle
- Daily swimming pool cleaning & maintenance
- Daily Maid Service
- Change of linen twice a week

Services

with your booking

- Reception service with concierge assistance
- Transfer from and to the airport with boat or mini van
- Breakfast - lunch
- Daily Maid Service
- Change of linen twice a week



Personal services

- Tailor made service prior arrival
- Special event planning (weddings, birthdays, business meetings etc)
- Car rental
- Boat / yacht hiring
- Helicopter hiring
- Learjet hiring
- Private sailing tours, cruises & excursions
- Scuba diving experts
- Tennis arrangement
- Shopping arrangement
- Floral requests
- Baby cots on request
- Private massage, beauty treatments & therapies
- Manicure, pedicure & makeup artist service
- Doctor on call
- Personal baby sitter
- Personal chef
- Security services
- Laundry service



“

Karvouno Villas was built so that clients can enjoy the amenities of 5 Star Residence. The guest feels surrounded by luxury and comfort.

”



Villa Michail

The beachfront Villa Michail is a spacious 110 square meters Villa with 2 bedrooms, able to accommodate up to 5 persons. It is surrounded by 800 square meters evergreen gardens, guaranteeing absolute privacy and breathtaking sea views. Overlooking the magnificent seaside scenery, Villa Michail is an amazing vacation choice for holidays in Greece for both families and couples. Elegant interiors, glorious gardens and attention to detail pampers you during your holidays in Sivota!

- Size: 110m²
- Maximum occupancy: 4-5 persons
- Breathtaking sea views
- Direct sea access
- Private swimming pool of 36m² (minimum depth 1.20 / maximum 1.80)
- Balcony/terrace
- Private garden of 500 square metres
- Parking
- 2 bedrooms
- Coco Mat mattresses
- Fully equipped kitchen (no oven)
- Dishwasher
- Espresso machines & capsules
- Dining area
- 2 living rooms
- Home cinema
- 40" Satellite TV
- CD/DVD player / Sound system
- Children's toys
- Working office with PC & printer etc.
- Internet in all rooms and WIFI router
- Telephones in each bedroom, living room and relax areas
- Intercom with the reception, the managing director, the beach bar-restaurant and between the villas.
- Safe deposit box
- Gym equipment
- Hammam & outdoor Jacuzzi
- 2 bathrooms
- Bath robes & slippers
- Towels & swimming towels
- Branded bathroom cosmetics
- Hairdryer
- Laundry room
- Washing machine
- Iron & ironing board
- Individual air-condition, dehumidifier & air cycle
- Daily swimming pool cleaning & maintenance
- Daily Maid Service
- Change of linen twice a week





Villa Andriana

The beachfront Villa Andriana is a spacious two-storey Villa of 200 square meters, which features 4 bedrooms and can accommodate up to 9 persons. Villa Andriana is surrounded by 800 square meters of lush green gardens, guaranteeing special moments and absolute privacy. Villa Andriana is an amazing vacation choice for exciting time in Greece for families or groups of friends.

- Size: 200m²
- Maximum occupancy: 7-9 persons
- Breathtaking sea views
- Direct sea access
- Private swimming pool of 36m² (minimum depth 1.20 / maximum 1.80)
- Balcony/terrace
- Private garden of 500 square metres
- Parking
- Large ground chess
- 4 bedrooms (3 with double beds & 1 with semi-double)
- Coco Mat mattresses
- Fully equipped kitchen
- Dishwasher
- Espresso machines & capsules
- Dining area
- 2 living rooms
- Home Cinema
- 32" Satellite TV
- CD/DVD player / Sound system
- Children's toys
- Working office with PC & printer etc.
- Internet in all rooms and WIFI router
- Telephones in each bedroom, living room and relax areas
- Intercom with the reception, the managing director, the beach bar-restaurant and between the villas.
- Safe deposit box
- Gym equipment
- Hammam & outdoor Jacuzzi
- 4 bathrooms (3 en-suite)
- Bath robes & slippers
- Towels & swimming towels
- Branded bathroom cosmetics
- Hairdryer
- Laundry room
- Washing machine
- Iron & ironing board
- Individual air-condition, dehumidifier & air cycle
- Daily swimming pool cleaning & maintenance
- Daily Maid Service
- Change of linen twice a week

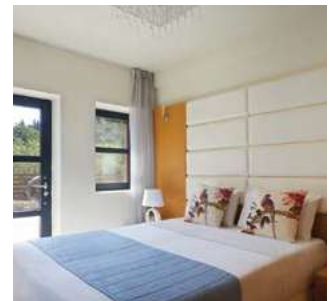




Villa Alexandra

The Beachfront Villa Alexandra is a spacious two-storey Villa of 200 square meters, consisting of 4 bedrooms. It features a sophisticated architecture and can accommodate up to 10 persons. The Villa is surrounded by a lush garden of 1500 square meters, guaranteeing guests' absolute privacy.

- Size: 200m²
- Maximum occupancy: 8-10 persons
- Breathtaking sea views
- Direct sea access
- Private swimming pool of 8.5 x 4.5 m² (depth 1.40)
- Balcony/terrace
- Private garden of 500 square metres
- Parking
- 4 bedrooms with double beds & 1 with twin beds
- Coco Mat mattresses
- Fully equipped kitchen
- Dishwasher
- Espresso machines & capsules
- Dining area
- 2 living rooms
- Home Cinema
- 40" Satellite TV
- CD/DVD player / Sound system
- Children's toys
- Working office with PC & printer etc.
- Internet in all rooms and WIFI router
- Telephones in each bedroom, living room and relax areas
- Intercom with the reception, the managing director, the beach bar-restaurant and between the villas.
- Safe deposit box
- Gym equipment
- Hammam & outdoor Jacuzzi
- 4 bathrooms with shower (3 en-suite)
- Bath robes & slippers
- Towels & swimming towels
- Branded bathroom cosmetics
- Hairdryer
- Laundry room
- Washing machine
- Iron & ironing board
- Individual air-condition, dehumidifier & air cycle
- Daily swimming pool cleaning & maintenance
- Daily Maid Service
- Change of linen twice a week





Beach Bar Restaurant

Seats: 120 people

Karvouno Villas loves gastronomy and calls every culinary lover to taste its delicious dishes at its seaside Beach Bar & Restaurant! Situated right on the Beach, Karvouno thrills your taste-buds, offering tasty memories!

The breathtaking location creates the ideal dining setting. The recipe for success is simple: our talented Chef, our attentive service and our delicious local dishes join their forces and are ready to inspire you! Karvouno Beach Bar & Restaurant opens at 8:00 am, to satisfy all clients requirements from breakfast to a very special meal, a special cocktail and a special event such as wedding, honeymoon, renewal of vows of love, birthday or a business meeting.





Cruiser line C38

Yacht C38 range Cruiser Line. C38, already winner of boat of the year in England in 2010, is an icon of style and comfort. The light seeping in through its large windows, much like a veranda, gives rise to the feeling of becoming one with the sea. Below deck the optimization of space makes it truly



livable, with two double cabins and a bathroom of impressive dimensions for its category. The two kitchens-one inside and the other situated on the cockpit the sunning areas, the chaise longue and the large couches allow for those aboard to feel at home



make your own cruise in Ionian sea

cayman 28.0
executive



catamaran bali 4.6





Prestige 550

choose your boat to explore



GT 23 open





Water sports & activities





- Jet surfing
- Hydrofoil
- Ski tube - banana watersled
- Free diving

- Scuba diving
- Snorkeling
- Canoes
- SUP

- Pedal boats
- Hoverboards
- Urban glide hoverboard 65 lite + kart pilot



“

Our Villas offer the best in terms of accommodation and services. No request is too big for us.

”

Special events & weddings

Wedding in Greece

If you are looking for a private & romantic wedding, you have just found the venue of your dreams. Our team of specialists is here to offer you the best start in your life as a married couple. We believe that your wedding day should be as special as you are, so we are here to listen to your thoughts, dreams and wishes and offer you a dreamy wedding!

Mini conferences & meetings in Sivota

Karvouno Luxury Villas is the ideal venue for mini-conferences, parties, social events and even small team buildings. Our team is here to help you plan the ideal event in Sivota. Do not hesitate to contact us!





Karvouno Villas feature ideal venues in Sivota for any kind of social event such as weddings, honeymoon, vows renewal, birthday parties



Sivota

Located in Northwest Greece and opposite the island of Corfu (approx. 6 miles away or 40 minutes transfer by speed boat), Sivota is claimed to be the Riviera of the Epirus Region, ideal destination for relaxing and rejuvenating vacation. The area offers a beautiful

landscape with crystal clear waters and breathtaking views to the mesmerising waters of the Ionian Archipelagos. A wonderful scenery combining pristine nature, numerous outdoor activities and cosmopolitan aura, will certainly steal your hearts.

How to get here

AIRPORTS

- Corfu: 30 min trip by speedboat from Corfu Port to our floating deck
- Aktio/Preveza: 50 min trip by mini-bus
- Thessaloniki: 3 hours trip by mini bus, car hire via Egnatia Odos Highway
- Athens : response with airports to Corfu, Preveza & Ioannina

PORTS

The Port of Igoumenitsa has daily crossing to the Italian ports and then 20 min to Karvouno Villas. There are also every hour ferries from and to Corfu.

BY CAR

From all the Balkan countries and the countries of South Europe via Egnatia Odos Highway.



Visit the islands nearby our villas: Agios Nikolaos, Mourtos, Paxos, Antipaxos, Corfu





Excursions

To take the most out of your vacation and keep them memorable, make sure you visit the below places during your stay. Notify our friendly staff and they will assist you with information and organization.

Ioannina	96.6 km
Vrellis Greek History Museum (Wax Museum)	93 km
Dodoni	83.3 km
Vikos Gorge	151 km
Acherontas	57 km
Parga	29 km
Meteora	184 km
Metsovo	131 km
Perama Cave	96 km
Archaelogical Museum of Igoumenitsa	26 km
Agion Oros – Mount Athos	500 km



explore the area





Sivota, Thesprotia / GR 461 00 Igoumenitsa
Tel. +30 26650 93614 / E-mail: info@karvounovillas.gr
www.karvounovillas.gr