

# VILLA SPIROU

PYRGADIKIA - GREECE



Leading Villas

Tiamo Secrets Leading villas  
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Vourvourou – Halkidiki – Greece



10 MIN AFTER THE VILLAGE OF PYRGADIKIA PUSH THE DOOR OF A LUSH GREENARY



Elegance, Luxury & unparalleled  
location





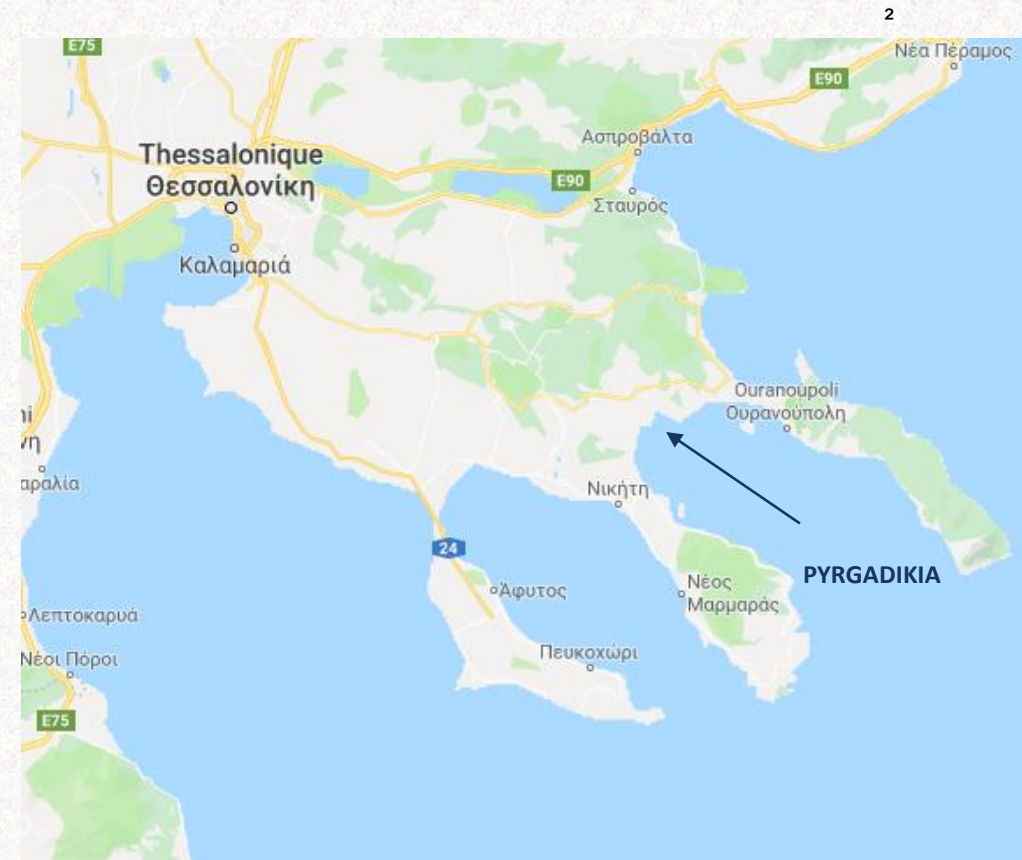
# PYRGADIKIA SITHONIA -HALKIDIKI – GREECE

The Halkidiki Peninsula in the Makedonia region is located between 2 gulfs: Thermaikos and Strymonikos. It consists of three small peninsulas: Kassandra in the west, Sithonia in the middle and Mount Athos in the east. These three "branches" give Halkidiki a unique geographical form and a coastal length of about 550km.

*It is a blessed place, rich in its rare natural assets, with scattered wetlands and an extraordinary fauna and flora, where the blue color of the sea is wonderfully combined with the green color of the mainland. Here, the beautiful change of scenery, from rocks to coves, beaches to hills, sand to pine trees, gulfs to mountains, impresses visitors.*



*Your new secret eco -paradise*



Natural & private environment

10 min by car from Pyrgadikia center (restaurants/supermarket)

25 min by car from Nikiti

20 min by boat from Ormos Panagias (best fish restaurant of the region)

70 min drive from Makedonia airport







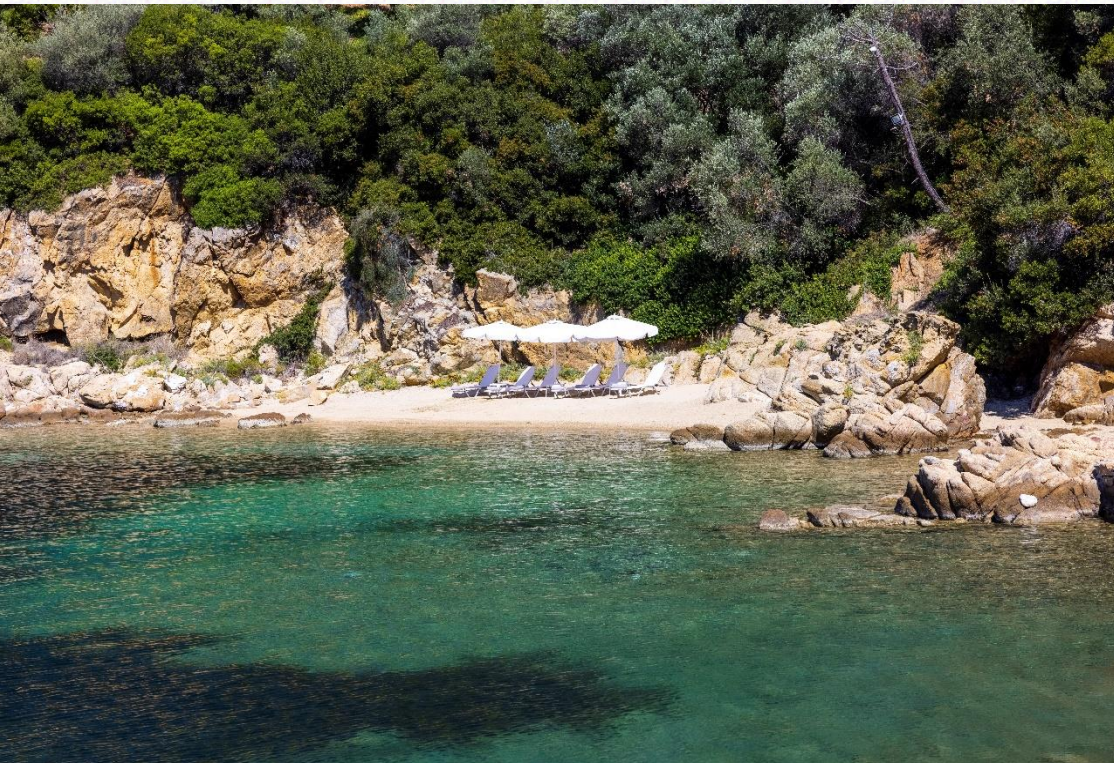




# Between Nature & Crystal waters

On the edge of the cliff overlooking the Aegean Sea the majestic Villa Spirou will delight the lovers of nature & privacy.

This huge property , comprise the main villa ( 6 bedrooms) & a guest house (4 bedrooms) connected by a natural path.



6 en-suite bedrooms + 4 bedrooms

Private access to 2 beaches

Sunbeds & umbrellas

Sea Front location

Fully modern equipped

Cinema room

Outdoor Jacuzzi

Heliport

Private marina

Traditional Greek BBQ

180 sqm swimming pool

500 + 200 sqm

19 000 sqm land





King & Queen size bed



High Standard Amenities









# Heaven of peace

The modern furniture offers a flowing, vibrant atmosphere and the complete feeling of luxury blended with comfort.

French Pool Table  
Poker Table  
Cinema Room





# Feel the sea presence everywhere

The huge bay windows welcome the lights, which bounces off the terraces ,creating a magical pure atmosphere.





# Guest House

4 en-suite bedrooms  
Independent studio  
Sunbeds & umbrellas  
Outside Dining room  
Sea Front location  
Fully modern equipped

48 sqm swimming pool  
205 sqm









# The ultimate Luxury Experience





Unique environment  
Between virgin nature & crystal water





Wake up with sea view



& enjoy a fresh breakfast



Enjoy water sport activities



Drive your own private boat  
*(no license needed)*



Chef services, In-villa Dining, Wine tasting  
Your choice





## Relax in our outdoor features





# When everything become possible...

Welcome drinks  
Drive your own boat  
Paddle ride  
Transfer to the airport



Water sport  
Yacht cruises  
Hiking  
Yoga classes  
Cooking lessons  
Helicopter transfer  
Dancing lessons  
Fishing  
Personal training  
Scuba diving  
Body treatment in your villa



Butler services  
Concierge 24h/7  
Chef services  
Cocktail reception  
In-villa dining ordered from the best restaurant  
Wine tasting  
Private dining on the beach  
Nanny

Express and live all yours Wants & Whishes

*« Our commitment is to deliver exceptional experience through a unique & personalized approach »*



# Halkidiki by Tiamo

## Spectacular place to visit nearby



**Diaporos Island:** its fabulous natural coves & white sand beaches

**Vourvourou & Ormos:** Traditional fishing village

**Old Village and coastal Nikiti:** 10 min by car, it is classified as a historical settlement. Beachside is full of café/bar/traditional taverns and restaurant on the beach. Nightlife entertainment

**Amouliani:** small & majestic island right across Mont Athos perfect for swimming & diving.

**Porto Koufo:** Ancient Toroneos port, the largest natural harbour in northern Greece

**Parthenonas:** considering like the most beautiful village of Sithonia, listed as a traditional settlement since 1978

**Amazing beaches:** **Kavourotrypes** (considering like the most beautiful one in Halkidiki), **Orange beach** (natural cove with turquoise water),

## The famous Mount Athos

*“Legend has it that during the battle between the Gods and the giant Athos, a Thracian giant, threw a massive rock at Poseidon, but it slipped through his fingers and landed in the Aegean sea forming the Athos peninsula”*

Early risers will be rewarded with a truly magical moment and a feast for their eyes as they witness the spectacular sunrise over the Athos Mountain Peak. An Orthodox spiritual center since 1054, Mount Athos has enjoyed an autonomous statute since Byzantine times. The ‘Holy Mountain’, where access is forbidden to women and children, also constitutes a recognized artistic site.

**Ouranoupoli, The gate of the Mount Athos:** Ouranoupoli is a divine landscape, combining mountainous and sea beauties. This village resembles a serene painting, which welcomes the pilgrims against a setting of peaceful yet magnificent beauty and prepares them for their spiritual journey to Mount Athos.

**Kassandra Peninsula:** Ruins of ancient Olynthus, Afytos (vibrant village with wonderful sea views), Cave of Petralona (impressive stalagmite rooms)

**Archaeological museum:** located in Polygyros, cover a period ranging from the Bronze age to the roman period

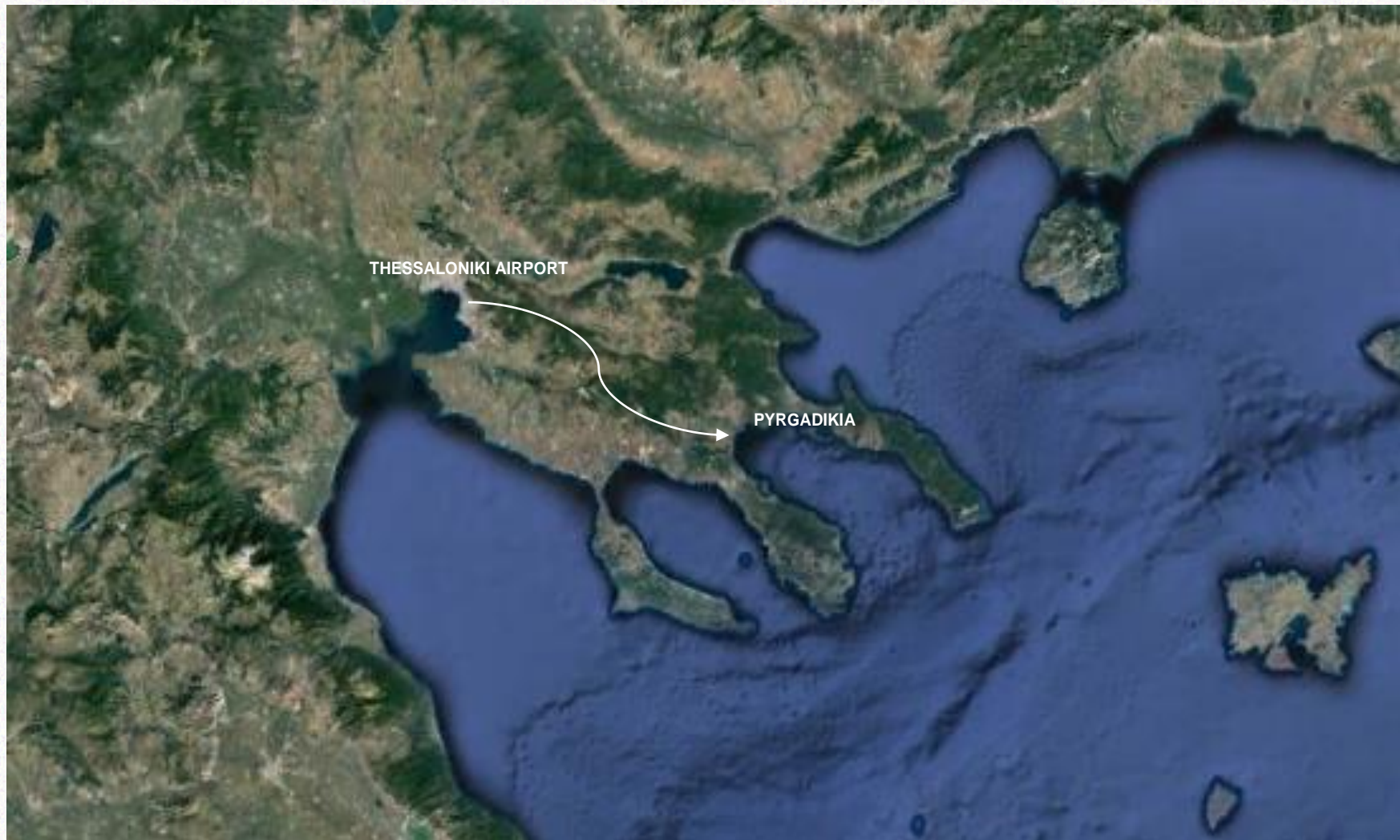




## Location & distance

Frequent daily flights between Thessaloniki and Athens, serving all major worldwide airport including Moscow, Paris, Amsterdam, London, Brussels etc.

70 min from Thessaloniki Airport





# Tiamo & the environnement

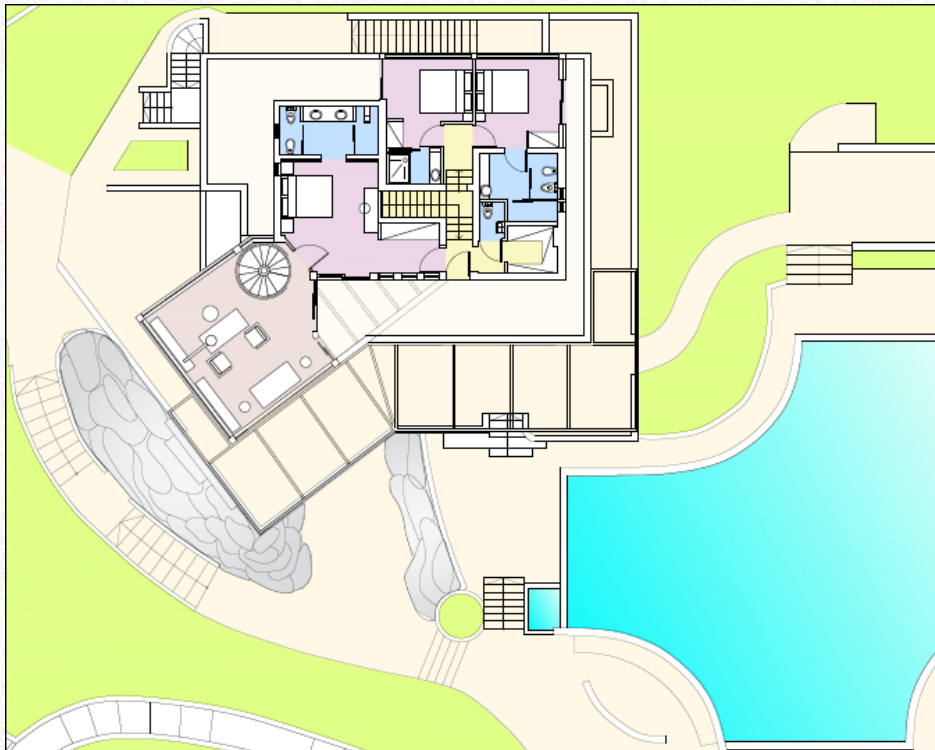
The residence has a capacity of up to 12 + 8 persons  
It is equipped with satellite TV, Wi-Fi, air conditioning, safe and security system.

Highest priority was given to the preservation of the nature resources and the enhancement of the natural ecosystem following the latest quality standards in construction.

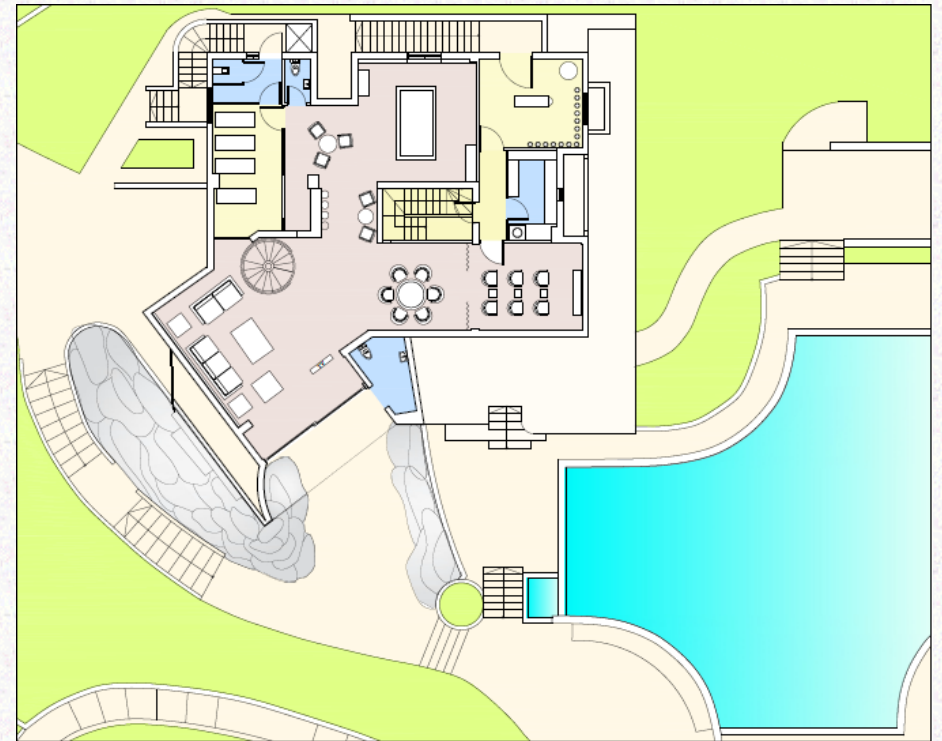
The residence is supplied with solar panel energy  
Water pool use from the sea  
Recycling process

## Floor Plans Main House

1<sup>st</sup> Floor plan



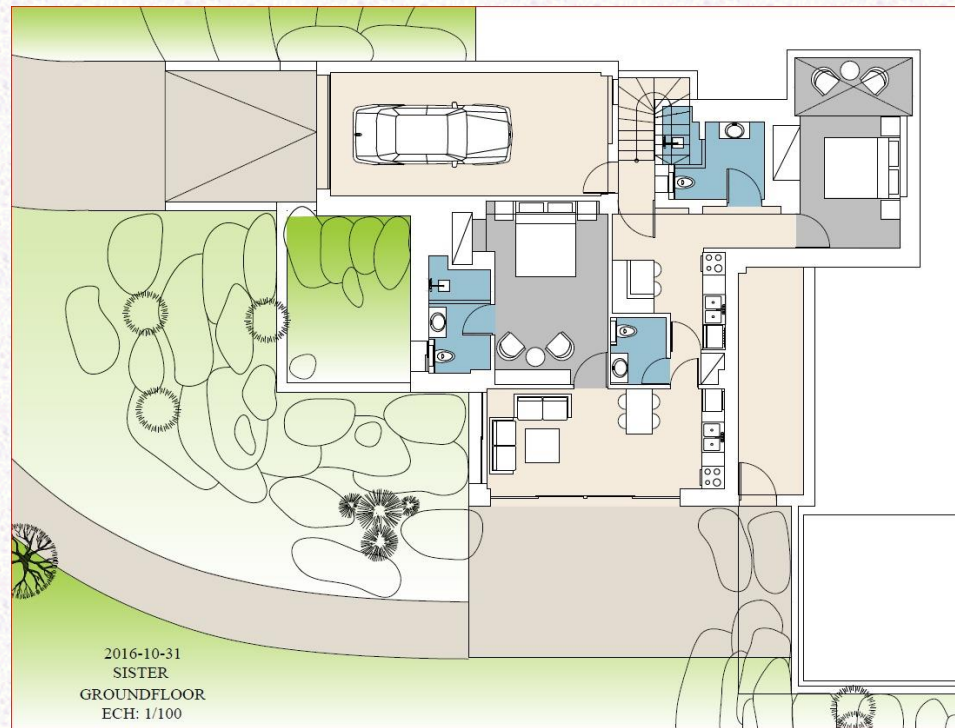
Ground floor plan



Basement plan



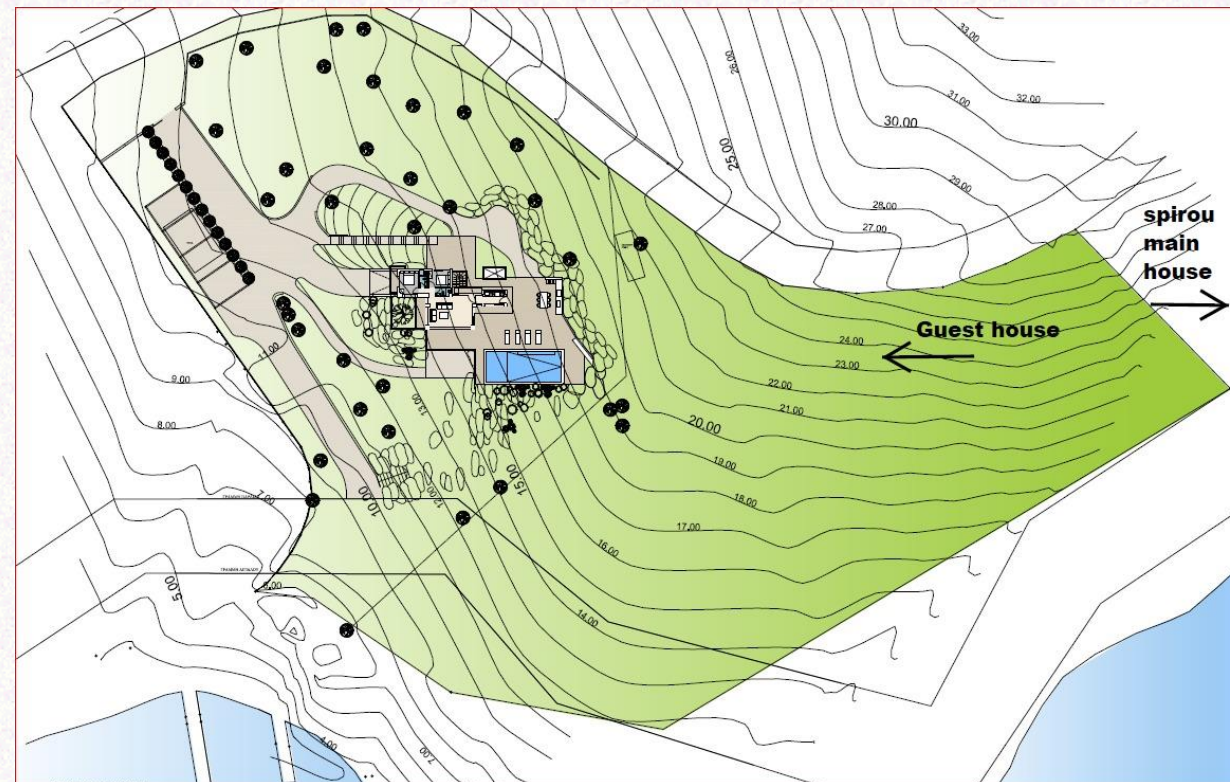
# Floor Plans Guests House



Ground Floor



First Floor



Master Plan



