

BROCHURE 2025

ESCAPE VIEW

LUXURY VILLA LEFKADA





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Art, the ultimate expression of man's creativity and passion



Traditionally modern & serene!

An Architectural Wonder in the slopes of Lefkada overlooking the beautiful Ionian Sea, the Gulf of Nydri and the Island of Scorpios.

Fusing the basic architecture structure of a traditional house of the Ionian islands with the geometrical lines of Lefkada we present a unique villa where sea view, privacy, naturalism and peacefulness merge to create the most relaxing ambiance, making you feel like you can almost count the stars in the sky. And you might even find their exact number!

CLOSE YOUR EYES; TAKE A DEEP
BREATH AND STEP INTO THE LAVISH
WORLD OF ESCAPE VIEW VILLA IN
LEYKADA ISLAND, IONIAN SEA, GREECE.

The Luxury of Simple awaits

The characteristics of the Escape View villa are its unique design and façade and their harmonious blend with the surroundings, achieved by using natural materials and the restoration of the grounds.

The incorporation of the elements of the island's nature into an ultra-modern building with futuristic characteristics makes Escape View luxury villa a unique accommodation proposal, not only in Lefkada, but throughout the islands of the Ionian and Aegean Sea.

The unique views, the unbeatable tranquility and the charming seclusion of the villa's location, along with the excellent comfort and services, as well as a great feeling of exclusivity make your stay in Escape View villa a full filling summer experience!

SEA VIEW IN EVERY SINGLE CORNER

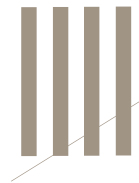




ESCAPE VIEW

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In Escape View Villa we went a step further; Every area has views to the sea!



The Island of Leykada

Lefkada island is located in central Ionian Sea, in west Greece and is surrounded by a total of 24 islets - Aristotle Onassis' Skorpios being one of them.

It is less than a 4-hour driving time from Athens and the almost the same time either from Ancient Olympia or Delphi. It connects to the opposite coast of central-west Greece via a floating swing 50-meter bridge. The bridge offers easy access to Lefkada to visitors from all over Greece.

In Lefkada, you will find noteworthy sights, churches, monasteries, picturesque villages, lush vegetation, idyllic coves of transparent, turquoise waters, busy and secluded beaches of stunning beauty, a significant cultural heritage and hospitable locals.

**LEFKADA IS THE ISLAND'S CAPITAL AND
PORT TOWN.**

Lefkada
island

GREECE

Athens





The Location – Fterno Village Off-the-beaten-path

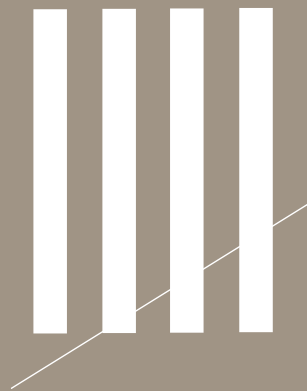
Welcome to our peaceful Village, named Fterno, which is built amongst the olive groves & nature, with outstanding views towards north, east and south of the Lefkada island.

Fterno is a small and quiet village on the hill top over Nydri town. It is just 15-minute driving distance either from Nydri or Vassiliki famous beaches and harbors, and much closer to a number of beautiful small beaches and villages.

A destination worth visiting for its unspoiled, genuine character and the amazing fact that it has managed to remain distant from the bustle and the commotion of the more popular and touristic places.

LEFKADA. AN ISLAND YOU ALWAYS
COME BACK





SENSE AUTHEN- TIC

THE OWNERS OF ESCAPE VIEW VILLA HAVE ENVISIONED A UNIQUE, INNOVATIVE SPACE WHERE YOU CAN STAY, DREAM AND ENJOY THE BEST OF LEFKADA ISLAND AND THE GREEK SUMMER.

The Villa



Welcome to Escape View installation, a spacious 6-bedroom villa with amazing sea view in every single spot, 2 large swimming pools, 1 heated outdoor Jacuzzi and hotel-quality services built on a verdant hillside.

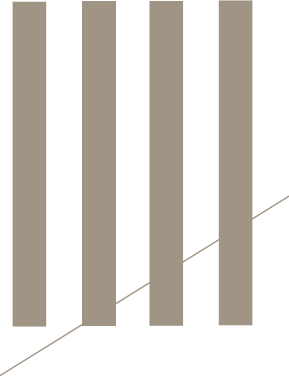
The big glass windows allow the bright sun's beams to illuminate the bedrooms and the impressive outdoor and indoor living rooms, while the glass fences around the villa allow to absorb every single view into a 270 degrees range.

The 2 gorgeous swimming pools and the connected jacuzzi , with a built-in table, is where all our barefoot summer dreams come true.

Let's visit the premises of Escape View villa.

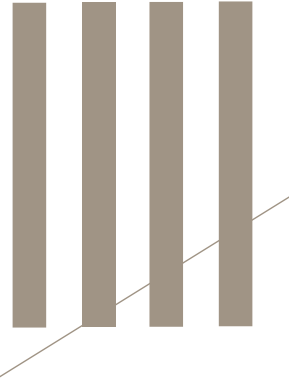
SEA VIEW IN EVERY SINGLE CORNER



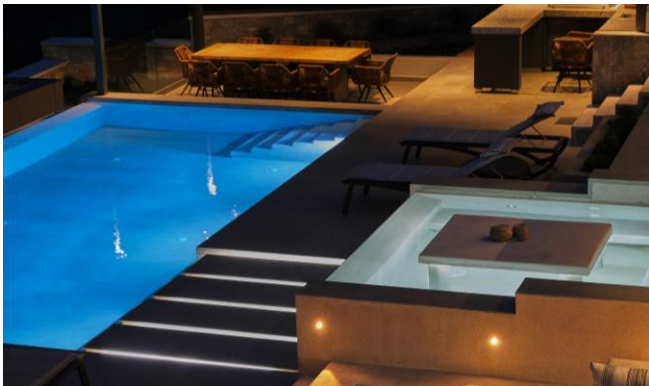


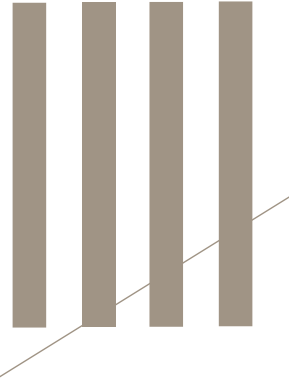
ESCAPE VIEW PHOTOS





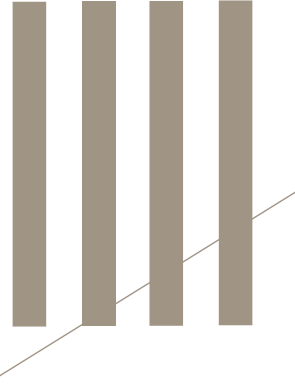
E S C A P E V I E W P H O T O S





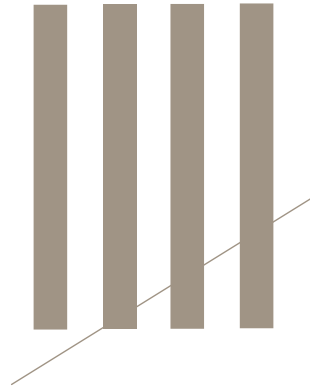
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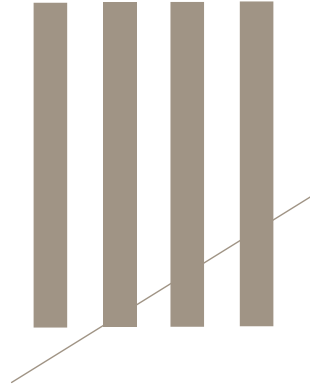
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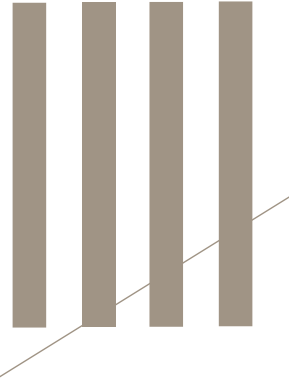
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E S C A P E V I E W P H O T O S



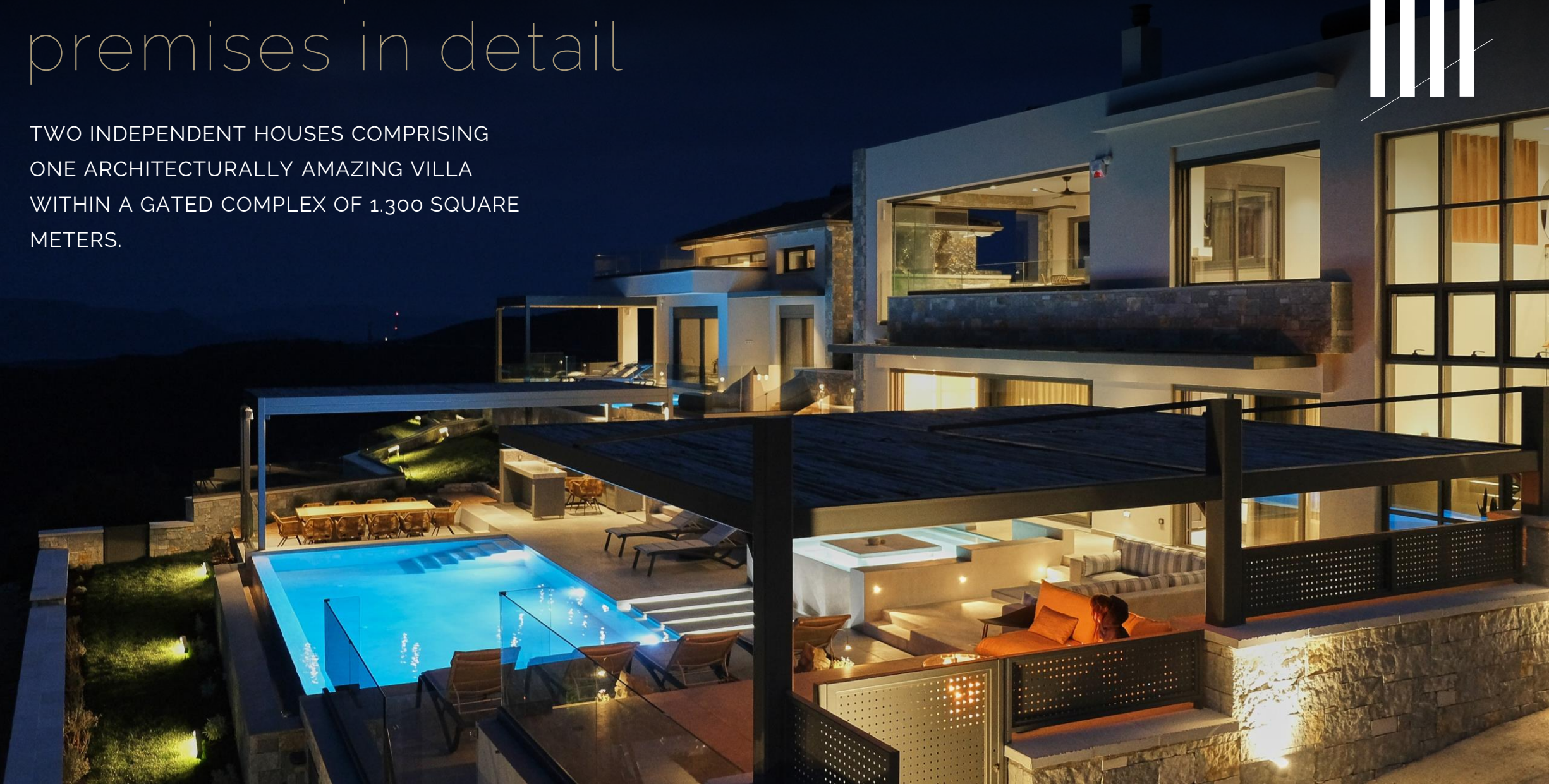


E S C A P E V I E W P H O T O S



The Escape View villa premises in detail

TWO INDEPENDENT HOUSES COMPRISING
ONE ARCHITECTURALLY AMAZING VILLA
WITHIN A GATED COMPLEX OF 1.300 SQUARE
METERS.



VILLA OVERVIEW

Facilities & Amenities

ACCESSIBLE FOR PEOPLE WITH DISABILITIES

Size

Square Meters – House	300 sq.m
Surroundings	1.100 sq.m.
Levels	2 +1 Roof Garden
Capacity in Beds	12 Persons

Location & View

Location:	Fterno Village - Lefkada
Property View:	Panoramic NWS Sea View
Rooms View :	Panoramic North Sea View

Rooms - 6 (one of them fully Accessible)

5 of them are Master Bedrooms (have bathrooms with Shower)	4 Sea View Double Master Bedrooms with Bathroom and Shower (Ground & First Floor)
All double beds can be transformed in single beds	1 Sea View Studio Room with independent entrance, 1 Double Bed, Living Room, Fully equipped Kitchen and Bathroom with Shower (Ground Floor)
1 Bedrooms (west side) is for people with disabilities	1 Sea View Maisonette-Style Suite with 1 Double Bed (First Floor)

Pools

- 1 Infinity Private Pool (west), 47 sq.m. (1,60 meters depth)
- 1 infinity Private Pool (east), 15 sq.m. (1,60 meters depth)

Jacuzzi

1 Outdoor Heated Jacuzzi (west), 12 sq.m. with build in table and sofas for 6 persons (0,80 meters Depth)

Indoor Living Rooms

- 1 Indoor Living Room with Gas Fireplace (west, 1st Floor)
- 1 Indoor Living Room inside the Studio (west)
- 1 Indoor Living Room (east)

Outdoor Living Rooms

- 1 shaded Outdoor Living Room (at the Balcony) with Wood Fireplace and Glass Railing System (west, 1st Floor- 30 sq.m.)
- 1 shaded Outdoor Living Room with Fire Pit – 6 to 8 Persons (west, Ground Floor)
- 1 Outdoor Quartz Mosaic Living Room – 6 persons (west, Ground Floor)
- 1 Outdoor Lounge - 4 persons (east, on the Roof Garden)

Outdoor Dining and BBQ

- 1 Outdoor Shaded & Watertight Dining Area (west) / Table for 10-12 Persons, gas BBQ and Kitchen Bar
- 1 Shaded & Watertight Dining Area (west, at the balcony) / Table for 6 Persons
- 1 Outdoor Shaded and Watertight Dining Area (east) / Table for 6 Persons)
- 1 Outdoor Dining Area (east, on the grass) / Table for 6 Persons and outdoor Charcoal BBQ Grill

Indoor Dining

- 1 Indoor Dining Table for 8 – 10 persons in kitchen (west)
- 1 Indoor Dining Folding Table for 6 persons (east)

Kitchens Fully equipped

- 3 Fully equipped Kitchens (west, east and Studio)

Bathrooms

- 4 Bathrooms with shower inside the bedrooms
- 1 Bathroom with Shower inside the bedroom for disabled people

Other Facilities and Amenities

- Elevator (3-4 Persons)
- 2 Laundry-Washing machines (one per side)
- 1 Tumble Drier (west)
- Air-condition in All Rooms
- Indoor and Outdoor Separate Sound Systems (west & east)
- 10 Smart TVs (all bedrooms and living rooms)
- 2 Outdoor Showers (west & east pools)
- 10 Sun Loungers
- Hair Dryer in All Bedrooms
- Ceiling fans in 5 Bedrooms and 1 living room (west)
- Extra Premium Amenities
- Bathrobe and Slippers
- Safe Box in all Bedrooms
- Premium Linen
- Parking for 6 Cars (4 gated)
- Church (near the Villa for private weddings)

Ideal For:

- Families
- Friends
- VIP Guests
- Honeymooners
- Events - Weddings



WEST VILLA OVERVIEW

Facilities & Amenities

ACCESSIBLE FOR PEOPLE WITH DISABILITIES

Size

Square Meters – House	212 sq.m
Surroundings	1.100 sq.m.
Levels	2
Capacity in Beds	6 Persons

Location & View

Location:	Fterno Village - Lefkada
Property View:	Panoramic NWS Sea View
Rooms View :	Panoramic North Sea View

Rooms - 3 (one of them fully Accessible)

3 of them are Master Bedrooms (have bathrooms with Shower)	2 Sea View Double Double Master Bedrooms with Bathroom and Shower (Ground Floor)
All double beds can be transformed in single beds	1 Sea View Studio Room with independent entrance, 1 Double Bed, Living Room, Fully equipped Kitchen and Bathroom with Shower (Ground Floor)
1 Bedrooms is for people with disabilities	

Pools

- 1 Infinity Private Pool . 47 sq.m. (1,60 meters depth)

Jacuzzi

1 Outdoor Heated Jacuzzi (west), 12 sq.m. with build in table and sofas for 6 persons (0,80 meters Depth)

Indoor Living Rooms

- 1 Indoor Living Room with Gas Fireplace 1st Floor)
- 1 Indoor Living Room inside the Studio

Outdoor Living Rooms

- 1 shaded Outdoor Living Room (at the Balcony) with Wood Fireplace and Glass Railing System (1st Floor- 30 sq.m.)
- 1 shaded Outdoor Living Room with Fire Pit – 6 to 8 Persons (Ground Floor)
- 1 Outdoor Quartz Mosaic Living Room – 6 persons (Ground Floor)

Outdoor Dining and BBQ

- 1 Outdoor Shaded & Watertight Dining Area / Table for 10-12 Persons, gas BBQ and Kitchen Bar
- 1 Shaded & Watertight Dining Area (at the balcony) / Table for 6 Persons

Indoor Dining

- 1 Indoor Dining Table for 8 – 10 persons in kitchen

Kitchens Fully equipped

- 1 Fully equipped Kitchens

Bathrooms

- 2 Bathrooms with shower inside the bedrooms
- 1 Bathroom with Shower inside the bedroom for disabled people

Other Facilities and Amenities

- Elevator (3-4 Persons)
- 1 Laundry-Washing machines
- 1 Tumble Drier
- Air-condition in All Rooms
- Indoor and Outdoor Separate Sound Systems
- 5 Smart TVs (all bedrooms and living rooms)
- 1 Outdoor Showers (west & east pools)
- Sun Loungers
- Hair Dryer in All Bedrooms
- Ceiling fans in 3 Bedrooms and 1 living room
- Extra Premium Amenities
- Bathrobe and Slippers
- Safe Box in all Bedrooms
- Premium Linen
- Parking for 6 Cars (4 gated)
- Free Wifi in all Spaces
- Church (near the Villa for private weddings)

Ideal For:

- Families
- Friends
- VIP Guests
- Honeymooners
- Events - Weddings

West



EAST VILLA OVERVIEW

Facilities & Amenities

ACCESSIBLE FOR PEOPLE WITH DISABILITIES

Size

Square Meters – House	83 sq.m
Surroundings	1.100 sq.m.
Levels	2 +1 Roof Garden
Capacity in Beds	6 Persons

Location & View

Location:	Fterno Village - Lefkada
Property View:	Panoramic NWS Sea View
Rooms View :	Panoramic North Sea View

Rooms - 6 (one of them fully Accessible)

2 of them are Master Bedrooms (have bathrooms with Shower)	2 Sea View Double Master Bedrooms with Bathroom and Shower (Ground & First Floor)
All double beds can be transformed in single beds	1 Sea View Maisonette-Style Suite with 1 Double Bed (First Floor)

Pools

- 1 infinity Private Pool, 15 sq.m. (1,60 meters depth)

Indoor Living Rooms

- 1 Indoor Living Room

Outdoor Living Rooms

- 1 Outdoor Lounge - 4 persons, on the Roof Garden)

Outdoor Dining and BBQ

- 1 Outdoor Shaded and Watertight Dining Area / Table for 6 Persons)
- 1 Outdoor Dining Area (on the grass) / Table for 6 Persons and outdoor Charcoal BBQ Grill

Indoor Dining

- 1 Indoor Dining Folding Table for 6 persons

Kitchens Fully equipped

- 1 Fully equipped Kitchen

Bathrooms

- 1 Bathrooms with shower inside the bedrooms

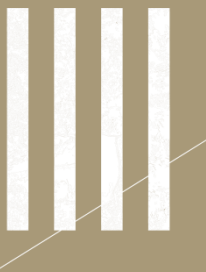
Other Facilities and Amenities

- 1 Laundry-Washing machines (one per side)
- Air-condition in All Rooms
- Indoor and Outdoor Separate Sound Systems
- 5 Smart TVs (all bedrooms and living rooms)
- 1 Outdoor Showers
- 10 Sun Loungers
- Hair Dryer in All Bedrooms
- Ceiling fans in 2 Bedrooms and 1 living room
- Extra Premium Amenities
- Bathrobe and Slippers
- Safe Box in all Bedrooms
- Premium Linen
- Parking for 6 Cars (4 gated)
- Free Wifi in all Spaces
- Church (near the Villa for private weddings)

Ideal For:

- Families
- Friends
- VIP Guests
- Honeymooners
- Events - Weddings

East





ESCAPE VIEW OFFICIAL RATES

Price Includes

Daily housekeeping (flexible hours based on client's needs)

Daily Amenities Change
twice a week towel change-Linen

Daily supply free of charge of
mineral water and Nespresso coffee
shots.

Villa Concierge 24/7 to assist you in
any need.

Free Wi-fi in all the areas of the Villa .

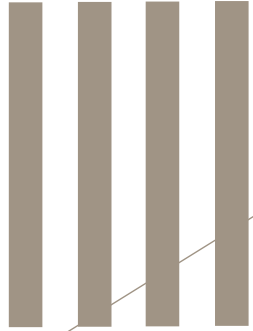
Free Netflix.

	<u>01.04 – 07.05</u>	<u>08.05 – 11.06</u>	<u>12.06 – 15.07</u>	<u>16.07 – 27.08</u>	<u>28.08 – 17.09</u>	<u>18.09 – 15.10</u>	<u>16.10 – 05.11</u>
Official Rate 5 Nights Minimum Stay	€ 1800 per Night	€ 2400 per Night	€ 2500 per Night	€ 2600 per Night	€ 2500 per Night	€ 2400 per Night	€ 1800 per Night
Early Booking + Non Refundable Rate Minimum Stay 5 Nights (per night)	-10% Valid until Jan 31, 2024	-10% Valid until Jan 31, 2024	-10% Valid until FEB 28, 2024	-5% Valid until FEB 28, 2024	5% Valid until Mar 31, 2024	-10% Valid until Apr 30, 2024	-10% Valid until June 30, 2024

Early Booking & Non-Refundable Rate can be combined *****

ONLY WEST HOUSE OFFER

	<u>01.04 – 07.04</u>	<u>08.04 – 11.06</u>	<u>12.06 – 15.07</u>	<u>16.07 – 27.08</u>	<u>28.08 – 17.09</u>	<u>18.09 – 15.10</u>	<u>16.10 – 05.11</u>
Official Rate 5 Nights Minimum Stay	€ 1200 per Night	€ 1500 per Night	€ 1500 per Night	€ 1500 per Night	€ 1200 per Night	€ 1200 per Night	€ 900 per Night



ESCAPE VIEW

CANCELLATION POLICY

Safe Trip Rate Terms – 12 Persons

Check-in Time – 14.30 / Check-out time – 11.00

Guarantee Required to Book – 3000 Euro

Payment policy

50% at the time of booking .The remaining amount is paid 30 days prior the arrival date

Cancellation policy

This rate allows booking modifications or cancellation without charges up to 60 Days Before the arrival day. 59 Days to 30 Days prior arrival 50% of the total amount is charged as cancellation fees. In case of Cancellation 29 to 0 Days prior arrival, non show or early departure the total stay cost will be charged as cancellation fee.

Non – Refundable Rate Terms – 12 Persons

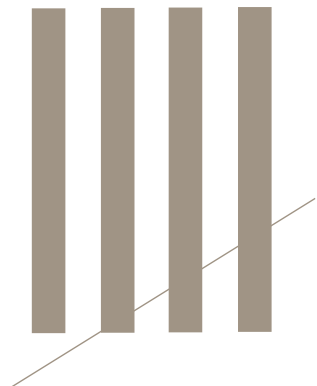
- Check-in Time – 14.30 / Check-out time – 11.00

Guarantee Required to Book – 3000 Euro

Payment policy

100% at the time of booking.

Cancellation policy In case of Cancellation, non show or early departure the total stay cost will be charged as cancellation fee.

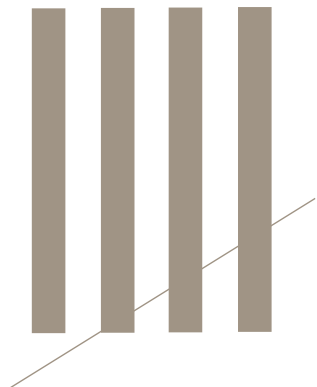


House Rules

We would like to acquaint you with our house rules so that your stay can be as pleasant as possible.

For any kind of information please ask us directly.

- The host is on your service for any information and help you might need throughout your entire stay.
- The guest is responsible for the key and for locking the door of the Villa as the hosts have no responsibility for any theft or indolence.
- Do not throw toilet paper in any toilet as this will block the filter system and drainpipes.
- Do not throw the towels on the Floor or use them for any other purpose.
- Smoking is not allowed in the room and in the enclosed area, smoking is allowed in the common outdoor areas.
- Occupancy is limited to a maximum of 12. If Owner concludes that this policy has been breached, the Owner reserves the right to expel the entire party with no refund.
- Guest shall not disturb, annoy, endanger (Fireworks – Party - Music) or inconvenience neighbors nor use the premises for any unlawful purposes. In case of such action the Owner retains the right to cancel the Rental Agreement with no Refund and claim compensation equal or higher from the damaged caused in the House or Neighborhood.
- The guest is obliged to protect the Villas equipment and general state, especially is it essential to take care of switching off all electrical appliances, air condition, closing all tabs and sunshades for the time being out of the Villa. Before using the air condition, it is necessary to close all windows and doors. It is not permitted to move any furniture between the rooms nor to take out inner equipment into another accommodation, out or to the beach (chairs from the kitchen to the terrace, cutlery or cooking equipment into another accommodation, towels or blankets out of the Villa to the beach, loungers from the swimming pool to the beach etc.). Particularly do not leave unnecessarily the air condition on when you are not inside nor use it while windows and doors are open.
- A guest who purposeful or accidentally causes a defect or damage on the property or Neighborhood property will have to indemnify the full amount of the caused damage to the host. On the day of departure, the guest is obliged personally to call the host to survey in their presence all rooms and household appliances to prove that he has not caused any damage. Only then has the guest the right to leave the accommodation. All caused damage that has not been registered will be claimed of the guest in court subsequently.
- Guest agrees that if the conditions and limitations set forth herein are not met, Owner shall have the right to cancel this agreement and may enter the Property, to inspect the Property and ensure that Renter has vacated the Property.
- Guest agrees to Indemnify and hold Owner harmless from any and all claims including those of third parties, arising out of or in any way related to Renter's use of Property or the items of personal property provided therein. Renter assumes all risk of injury or other losses relating to any recreational activities including use of the private swimming pool on the Property and will hold Owner harmless with respect thereto.
- Renter may not sublet or assign this lease for all or any part of the premises without prior written consent of the Owner.



The following is not allowed in the pool Area :

- Anything can break and cause accident
- Entering the pool while wearing footwear
- Swimmers are required to shower before entering the pool.
- Use of the pool by unsupervised non-swimmers
- Making damage to the pool area and equipment
- Children below 12 years must be always supervised.
- Diving into the pool. Please use the stairs

Checkout Procedure :

- CHECK-OUT NO LATER THAN 11.00 a.m.
- The Housekeeper will inspect the house 30 minutes before checkout
- All furniture should be returned to its original location.

Thank you for agreeing to the terms of our house rules, and I hope you have a great stay.



ESCAPE VIEW

LUXURY VILLA LEFKADA

Contact Us

WWW.ESCAPEVIEW.GR | INFO@ESCAPEVIEW.GR | +30 211 800 0081

LEFKADA - FTERNO VILLAGE