



SERENAOS
LEFKADA

Welcome to Serenaos estate, our golden pearl on Lefkada!

A paragon of Ionian luxury.



Home of Divine Peacefulness

Nestled in the emerald wilderness of Lefkada island, surrounded by fragrant olive groves and overlooking the endless blue of the Ionian Sea, lies Serenaos estate – a sanctuary of peace, beauty, and inspiration.

The name Serenaos is a fusion of “Serenity” – the harmony and quiet that this place exudes – and “Naos”, the Greek word for temple. Like a sacred retreat for relaxation and rejuvenation, this exclusive villa invites you to leave the world behind.

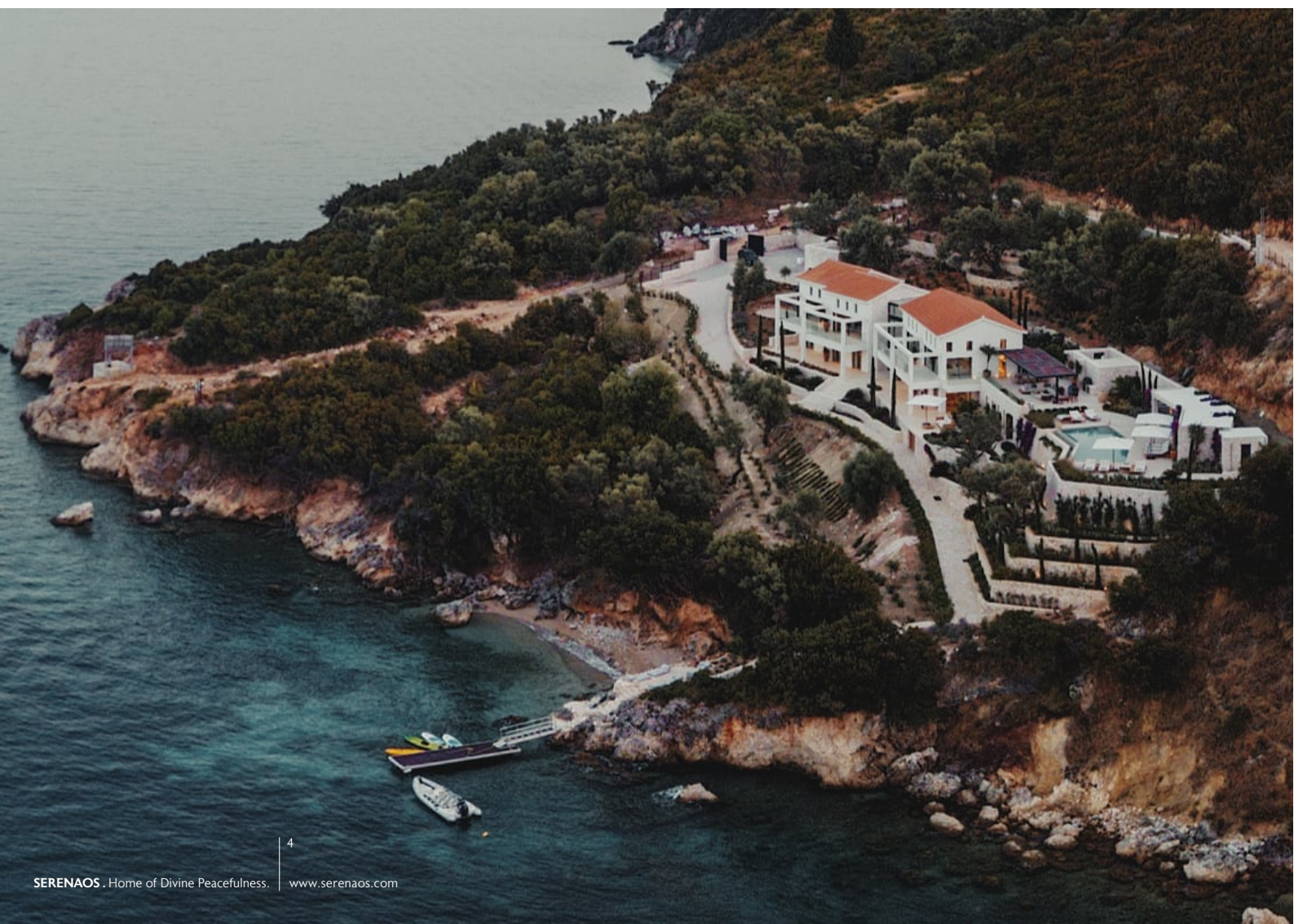
With the sea breeze on your skin, the soothing sound of the waves around you, and the breathtaking beauty of Lefkada at your feet – let Serenaos, the temple of serenity, captivate your soul.

SLEEPS	10+2	BEDROOMS	2 Family Lofts, 3 Doubles
BATHROOMS	five ensuite	POOL	50 sqm Infinity
PROPERTY	5,800 sqm	FITNESS	fully equipped gym
SEA ACCESS	own bay & beach	JETTY	private pontoon and boats
SERVICE	staffed	CULINARY GRID	private gourmet chef



The Villa

The special architecture of our modern villa, from the pen of Greek architect Spiros Scafidas, embraces you with mediterranean flair and luxury. Defining the perfect balance between contemporary design and authentic Greek heritage, it widely elevates the graceful atmosphere of your holiday.











Culinary experience

Our versatile chef Pedro treats you with international as well as Greek cuisine, resourceful from starter to dessert. He not only enhances your stay with culinary highlights, but also makes you feel as if invited to dine at a good friend's home.

You can choose a casual-style dinner and enjoy your dishes on an appetizingly laden table in a cozy, homely atmosphere. Or have an unforgettable fine-dining experience, where Pedro designs a line of courses to show off his artistic creativity on beautifully arranged plates and bowls.

Your culinary day at Serenaos

Our exclusive "Half-board Plus" offer pairs the best of a villa-holiday with worriless alimentation.

Begin your day with a delightful continental-style breakfast, accompanied by freshly brewed coffee and delicious pastries from local bakeries. Our attentive team is on hand to fulfill any further requests, such as freshly prepared eggs, ensuring your morning is perfect. Soak up the morning sun on our dining balcony, a freshly squeezed orange juice in your hand.

At noon, If you're not out and exploring, we serve a light lunch with seasonal snacks and fruits – ideal to refresh yourself on a leisure-day spent by the pool or at the beach.

As the sun sets, savor the moment with a delicious sundowner cocktail from our carefully curated menu.

In the evening, Chef Pedro welcomes you to an exquisite dinner on our atmospheric sun terrace. Pedro takes pride in discussing your favored foods and preferences, subtly adapting courses to your individual wishes or frictions. Indulge in Serenaos' mediterranean gourmet cuisine beneath Greece's starry skies!





Drinks & Spirits

Accentuate your stay at our villa with an exceptional selection of beverages. From refreshing cocktails to a sip of chilled champagne to our carefully curated wine list featuring Greece's finest whites and rosés, complemented by acclaimed international wines, enjoy what fits the moment. Then, conclude your evenings elegantly with our premium selection of digestifs.



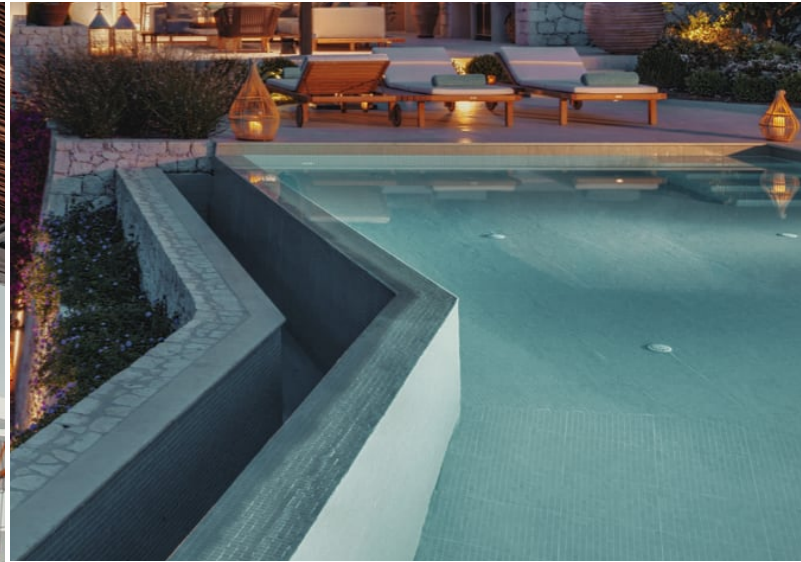
Private pool & beach

Spacious pool or private beach – pure holiday joy each.

On the villa's main level, our 50 m² v-shaped infinity pool opens a boundless view across the sea. You swim right above the yachts and cruise ships passing through Lefkada-Channel. Sunbeds, parasols and a sun protected lounge area surround the pool with different recreation areas; the pool can also be heated.

A marvelous private bay blends our garden directly into the turquoise sea. Accessible only via the estate, and with anchorage prohibited on its outskirts, SERENAOS beach might well be one of the most private beaches in the whole of the Mediterranean. Enjoy the tranquility of an early-morning swim in solitude, soak up the sun during the day, or savor a refreshing cocktail by the sea as you unwind in your own personal paradise.











Accommodation

Our 5 bedrooms accommodate up to 10 adults, or up to 12 guests including at least two children.

All rooms have spacious terraces or balconies with stunning open views over the sea. They are equipped with Queen- and King sized beds, built-in oak wardrobes with soft close mechanisms, designer lounging areas indoors and outdoors and many further commodities like air-conditioning, light proof curtains, hairdryers, speakers, 600-thread Egyptian cotton linen and more.

All bedrooms have ensuite bathrooms, well equipped with Corian vanity tops, Grohe bathrooms fittings, heated towel rails, and a selection of cosmetic products.









Aquafun park, Gym and Yoga

Besides our boats and related palette of water sports, a private Aqua-Funpark awaits you. Soak in the sunrise as you embark on an early-morning kayak-tour. Glide over crystal-clear waters on stand-up paddleboards. Marvel at marine life beneath you with our glass-bottom adventure-kayak. Explore even more underwater wonders with our sea diving-scooters and snorkeling equipment. For some adrenaline, bounce together as a family on our floating trampoline and crazy sofa!

When you've had your share of water adventures – no worries. Our gym provides you with a broad set of workout equipment. In an air conditioned, 20 square meters room with views overlooking the sea you find a Cross Trainer, a Spin Bike, a Rowing Machine, ceiling mounted TRX hooks and a set of weights.

For your soulwork moments, retreat to our scenic outdoor platform, which lies remote from the villa's main terraces. Let the bird's morning song sweeten your Yoga session and the locust chirr deepen your evening Meditation!





Serenaos boat fleet

At our private pontoon, three exclusive boats—Serenaos I to Serenaos III—lie, ready to whisk you away to your tour destinations:

Serenaos I (Technohull GTX): As our valued villa guest, our spacious and powerful RIB-boat is at your disposal. Expertly operated by our staff, Serenaos I lets you explore the stunning Lefkada archipelago in absolute comfort and style. In August 2025 our Serenaos I flagship boat will be upgraded to a brand new 11-meter Technohull GTX. Visit vibrant bars or discover hidden bays – riding 2 x 400 horsepower!

Serenaos II (Williams Jet Sportsjet 395): With our dynamic sports jet Serenaos II, we invite you and your family to a world of thrilling water-sport experiences. Drive to exciting snorkeling spots, experience the adrenaline rush of wakeboarding and kneeboarding, glide effortlessly over the water on skis, or share laughter-filled moments on our family-friendly towable sofa. Our highly trained and experienced staff ensure unforgettable experiences for guests of all ages. Endless fun awaits!

Serenaos III: With Serenaos III, our 15-horsepower fun-boat, you are the captain—no boating license required! Take control and freely explore the stunning bays surrounding the villa at your own pace. Ideal for independent adventurers seeking moments to remember.



Lefkada island

The Island of Lefkada, with its 117 kilometers of coastline, is famous for its many different beaches, bays and coves. With our spacious 11-m technohull GTX-boat, expertly driven by our staff, exploring is easy!

Stop by at Nidri and Sivota with their marinas and restaurants. Further inward, visit mountain villages with ancient Greek Orthodox churches and typical Lefkadian architecture.

The green heart of the island invites you to hike - follow a path just above the villa, while enjoying the ever building view. There's also an unforgettable hike on a winding trail to a hidden waterfall!

For watersports, Lefkada is the paradise that puts all the possibilities right at your doorstep: The variety of beaches offers a lot of different sceneries for your holiday swim; the reefs and rocks are ideal for diving and snorkeling; the mild, steady winds provide perfect conditions for windsurfing, kite surfing and sailing.

The proximity of the neighboring Ionian islands increase the opportunities even more: Dine in the famous fish tavernas in Little Vathi, capital of Meganisi. On an adventurous day, go climbing and cliff jumping on Atokos. Another day, keep it relaxed by strolling Skorpis's or Kalamos's waterside tavernas or go shopping in the cities of Fiscardo or Kioni.



Villa Information

The villa's internal space amounts to 575m² and it sits in a plot size of 5,800m².

The villa accommodates 10 adult guests or 10+2 guests of which two or more are children.

Bedrooms

5 double bedrooms all ensuite:

Loft 1 (50m² including bathroom + 14m² mezzanine floor): 4 poster Queen size bed: 170 x 200cm
Additional 140 x 200cm bed on the mezzanine

Loft 2 (43m² including bathroom + 14m² mezzanine floor): 4 poster Superking size bed: 180 x 200cm
Additional 140 x 200cm bed on the mezzanine.

Bedroom 3 (50m² including bathroom):
Twin beds or Superking size bed: 180 x 200cm

Bedroom 4 (38m² including bathroom):
King size bed: 150 x 200cm. Also contains 1 sofa bed

Bedroom 5 (40m² including bathroom):
Superking size bed: 180 x 200cm



Lofts 1 and 2 are situated on the Upper Floor and each has a large balcony overlooking the land and sea with great views across to the island of Meganissi. These bedrooms also have a fully equipped mezzanine level, which makes them suitable for a variety of work- or family-living scenarios. There are electric blinds on all of the upper level windows and curtains throughout the bedrooms. The upper floor bedrooms have wooden Boffi ceiling fans as well as ducted air conditioning. Equipped with built-in oak cupboards and drawers that have soft close mechanisms.

Bedrooms 3, 4 and 5 are situated on the Lower Floor. They open up onto a big covered ground floor terrace with lovely afternoon shade outdoors. There are electric insect nets (external facade) and curtains throughout the bedrooms. There is ducted air conditioning in all the lower level bedrooms. Equipped with built in oak cupboards and drawers that have soft close mechanisms.

ALL our bedrooms have large balconies/terraces with stunning views over the sea.

There are hairdryers and safes in every bedroom.
Bed Linen: 600 thread Egyptian cotton sateen triple pin tuck white bed linen supplied by King of Cotton. Built in speakers in the upper rooms play your music wirelessly from your bluetooth device (smart phone, tablet, laptop).

Please note: Our villa is not equipped to be safe for young children, as it has open stairways, some of them steep, an openly accessible pool, as well as no specific safety features in all of its indoor and outdoor areas. Although we provide parents with facilitations, for example a baby bed and -chair and locking slide doors to the mezzanine levels, we do not take responsibility for the safety of children in our house and the estate.

The villa is also not ideal for wheelchair access. While the top two main bedrooms are on the same level as the sitting/living area, there are some steps to get to the pool, and access to the ocean is via outdoor stairways. The room's doors are 72cm wide (clearance) and so are tight for large wheelchairs.

Bathrooms

All 5 bedrooms have ensuite bathrooms.

Complimentary shower gel, shampoo, conditioner & soap

White bath towels: 65% cotton/35% lenzig modal 650gsm.

All Grohe bathroom fittings with Corian vanity tops

Heated towel rails

Loft 1 White Corian bath, 2 basins, walk in shower with rainshower ceiling unit. Additional external open air shower with ceiling- and hand-unit.

Loft 2 2 basins, shower with wall fitted rainshower unit

Bed 3 2 basins, walk in shower with rainshower ceiling unit

Bed 4 1 basin, shower with wall fitted rainshower unit

Bed 5 1 basin, walk in shower with wall fitted rainshower unit

Living Area

Our large double height open plan sitting room/ kitchen area is situated on the Upper Floor. Floor to ceiling glass windows on two sides invite your gaze across the sea towards Meganissi, Thilia, Scorpis Island and Lefkada.

There are large balconies on two sides, one connecting to our elegant veranda with the level's lounging area.

A few steps down, the big terrace extends to the infinity-pool and sunbed area around it as well as our shady "Cove-Lounge".

Large island unit with bar chairs.

Fully fitted kitchen white Corian worktop.

Access to kitchen veranda and pool area.

Fireplace with inset electric (gas) fire

Music system, fully integrated.

Ceiling and wall mounted speakers.

Two separate sitting areas, one with large TV

Mezzanine level with study/computer area & second smaller TV area with bean bags.

Play station 4 with games.

WiFi available throughout villa.

Cloakroom.

There is NO separate internal dining room, but there are up to 8 stools to fit round the kitchen island unit.

Gym

Premium 20m2 air conditioned gym with views overlooking the sea.

Equipment:

Cross Trainer

Spin Bike

Rowing Machine

Ceiling mounted TRX hook

Air-Conditioning

There is ducted air conditioning in all rooms.

There are also large Boffi fans in the sitting room and the two Upper Floor main bedrooms.

Kitchen Terrace & Balcony

Large areas on veranda and balcony with tables and chairs to seat up to 12 guests. Pergola with L shaped seating area with fantastic views

BBQ

Private Pontoon & Beach Area

The path below the villa leads down to a small private bay and beach.

Beach Lounging Area

Private 9m x 2.5m floating pontoon

Serenaos 1 Technohull GTX (av. Aug.25 – driven by staff, fuel paid by guests)

Serenaos 2 Williams Sportjet 395 (driven by staff, fuel paid by guests)

Serenaos 3 15hp mini-Rib – operated without boat-licence (fuel paid by guests)

Pool Area

The pool is accessed from the upper kitchen veranda and from a scenic stairway coming up from the private bay.

The pool is 50 m2 and has a maximum length of 12m.

The pool varies in depth and has a shallow area of around 90cm, and 1.9m in the deep end.

Steps at one end

Heated option for special temperature demands (additional cost)

Cloakroom next to pool

Large built-in shaded pergola area around pool incorporating a second lounging area

10 Sun loungers

Umbrellas

Outdoor drinks fridge

Pool towels supplied

Outdoor shower

Recreational Facilities

Outdoor Table Tennis Table

2 x 2 man Kayak

Glass-bottom-adventure Kayak

3 Paddleboards

2 Jobe Sea Scooters

Waterskis , Kneeboard & Wakeboards

Snorkeling equipment

Flying Sofa

Ocean Trampoline

Life Vests

Available on request

Yoga – Massage - Scuba Diving – Daily Yacht Charter

– Paragliding - Mountain Biking - Guided Walks -

Wine Tasting - Small Speed Boats available to hire

Services

Live-In Staff Couple

The villa is appointed with a professional staff couple who live-in. They have their own apartment on the Lower Ground floor with a separate entrance. Their responsibilities are to:

- Attend to the guest's questions and wishes concerning the general layout of their vacation;
- Give tour advice, accompany to trips if demanded, arrange restaurant bookings & sea taxis;
- Arrange guest transfers & any additional services required such as yoga/massage;
- Prepare a 'continental style' breakfast and be on-hand to provide fresh coffee, eggs and juice/smoothies during breakfast time (on request).
- Serve drinks/cocktails on demand; the beach area is self-service;
- Lay tables for lunch and dinner (when chef services requested);
- Buy general groceries & drink;
- Maintain the tidiness and cleanliness of the villa throughout the day.
- One staff member is a qualified rib driver (with ICC license) and can take guests out for waterskiing and wakeboarding directly from the villa pontoon, trips to snorkeling places and deserted beaches, and lunch/dinner at local tavernas on nearby islands.

Time Off: The staff have one day off per week where they will have laid out breakfast the night before. The RIB will not be available during this time (unless by prior arrangement in case of necessary transfer). If guests decide to eat out that day, the staff can book a sea taxi for them to their chosen restaurant.

The staff-couple are also entitled to at least 3 hours off each afternoon (if particular activities/excursions deem this difficult, the time off can be shifted upon agreement).

Half-Board-Plus and Chef

Our Half-Board-Plus offers Breakfast (continental), a light lunch and dinner. Soft Drinks, Water (sparkling, still, medium), Coffee and Tea are included and available at all times.

The chef will cook lunch and dinner for you as requested beforehand. Menu- and dining options can be discussed with the chef upon the guests' arrival. You can choose up to three "fine dining" evenings per a week's booking. Lunch is buffet style, sometimes assisted by the staff, sometimes not – depending on schedule and guest-staff-agreements. Certain special items, such as specifically requested sweets or snacks or beverages as well as dining specialties like lobster or various fish, may require an additional cost and can be discussed with the staff and the cook. Also not included are all alcoholic beverages.

Please note: Our Half-Board-Plus Offer is calculated with respect to the fact that our guests tend to eat out for lunch or dinner at an average of about half of their stay's meals. We do not hold you to an exact number, but there will be no discount on the villa's booking price related to your eating in or out decisions.

Additional Staff

Daily maid service
Daily Gardener/Pool man

Receipts

All receipts and invoices are put together in a final bill and given to the guests at the end of each week. A float is requested before the start of the holiday. The remaining balance is payable in cash the night before departure.

Laundry

Laundry is changed weekly on Sundays, and on request on Wednesdays.

There is a dedicated Laundry Room available for guests to use with sink, washing machine, tumble dryer & ironing board.

Washing powder is available.

Ironing service available at €20 an hour.

Changeover Day

Check In 3pm
Check Out 10am

Smoking

Strictly prohibited inside the property. If smoking outside please use the ashtrays provided, fully extinguish the cigarettes and dispose of in the rubbish.
Do not leave stubs in the plant pots or on the floor.

Dogs

Please note that no dogs or any other pets are allowed at the estate.

Air Conditioning / Green Values

Please use the air conditioning sensibly. The air conditioning will only work when the doors and windows are closed.

It takes approximately 20 minutes to cool down a room with the door closed so there is no need to have the air conditioning unit running all the time. Thank you for your understanding and care to contribute to energy economy.

Sunscreen - Towels and Bed Linen

Please refrain from using once-a-day sun lotions, such as Piz Buin one day lotion, Boots Soltan Once, P20 and others. They contain a chemical which reacts with iron in water and when washed, causes yellow staining on towels and linen! As these lotions are absorbed into the skin the chemicals don't wash off, so showering makes no difference to the problem.

Breakages

We understand that accidents happen, and appreciate your honesty in reporting breakage or damage to our resort staff as soon as it happens to enable us to rectify the problem immediately rather than when it becomes apparent during checks after you leave the property.

General booking note

With SERENAOS estate you book a private villa with all its offerings of having a spectacular time together with your loved ones in a most exclusive place, in premium privacy and with full flexibility to your daily individual plans.

At the same time, SERENAOS is not a hotel – and things happen like one of the boats having an issue, equipment or furniture needing repair, or a staff member being ill. Everyone does their best to solve problems rapidly and to compensate shortcomings extensively, but we cannot be held accountable for such frictions happening.

Additional information

Transfers to / from the villa

Flying in to Preveza/Aktio PVK Airport, you travel on by taxi to Perigiali on Lefkada, where you're then being picked up by boat. The journey will take you about 45 minutes for the taxi and 15 minutes on board the villa's RIB-boat. The taxi-transfer can be organized in advance for you. Transfer costs are incurred by guests but can be arranged by staff. Sometimes luggage will be collected by the staff from Perigiali and continue to the villa by road.

During their stay, guests can be taken anywhere locally by boat (by staff).

Travel times by boat are short as 10-15 minutes to the cities of Nidri, Sivota or Little Vathi on Meganissi. In about 20 minutes you reach the spectacular white cliffs and sandy beaches on Lefkada's west coast. And within 45 minutes you have Kefalonia and Ithaka with their lively towns Fiscardo and Kioni.

Please note: Boat Fuel used during stay to be paid by guests prior to departure.

If guests wish to explore the island of Lefkada on wheels, a hire car with 4x4 is strongly recommended. If travelling by car, the villa is located 15 mins drive south of Vilho along a track (see Travel Directions below). The nearest large town, Nidri, is 20 mins drive away.

Views / Aspect

The villa is situated half way down the Eastern side of the Lefkada Channel overlooking Meganissi, Thilia, Scorpios and Lefkada, and beyond mainland Greece.

The villa is East Facing and gets sun until circa 6pm in the Summer months of July and August.

Address

SERENAOS Villa
THESI KAVOS - ALAMANATO
DIMOS POROU
LEFKADA
(Note this is not a postal address)