
VILLA RAFALLE
PORTO HELI
A TIMELESS ESTATE BY THE WATER

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AT A GLANCE

Set on the coast of Agios Aimilianos, Villa Rafalle combines Mediterranean neoclassical architecture with views across the water to Spetses. Landscaped grounds provide privacy, while covered terraces, gardens and an oversized saltwater pool create space for outdoor living.

The interiors are calm and uncluttered. The main house spans three levels and offers 1,000 sq. m. of interior space, complemented by a 50 sq. m. beach house. Together, they provide ample room for families and friends.

Guests can enjoy the tennis court, reach the private beach through an internal tunnel, or explore the coast by boat from the villa’s jetty, which accommodates up to three yachts and is equipped with water and electricity.



LOCATION

Porto Heli is one of the Peloponnese's most distinguished seaside destinations—a sheltered coastal retreat known for its natural harbour, clear waters and discreet sense of luxury. Combining the ease of mainland access with the atmosphere of an island escape, it has long attracted international travellers, yacht owners and families drawn to its privacy, understated elegance and relaxed Mediterranean lifestyle.

Along the coastline, Agios Aimilianos stands apart as one of the area's most exclusive enclaves. Pine-covered surroundings, secluded swimming coves and exceptional views towards Spetses create an idyllic setting for waterfront living. Elegant private residences are set across generous grounds, many with direct access to the sea and their own private docks.

From Villa Rafalle's private dock, Spetses is only a five-minute sea-taxi ride away—bringing the island's restaurants, boutiques and cosmopolitan atmosphere effortlessly within reach.

Distance from ATH Airport
By car - *180 km*
By helicopter - *25 – 35 minutes*



A drone view of the private dock and the villa.



THE PROPERTY

OUTDOOR LIVING

. Sunbeds & Sunlounges
. Swimming Pool 19x8m
. Tennis Court
. Bread oven
. BBQ Area with dining table
. Dining Table for 25 people
. Ping Pong Table
. Gardens

INTERNAL FEATURES

. Air conditioning all bedrooms
. Unlimited WiFi internet access
. Hair dryers all bathrooms

STAFF & SERVICE

. Maid service 7 days per week
. Maintenance service 7 days per week
. Concierge service
. 24/7 emergency service

GENERAL INFORMATION

. 1,000 sq. m of internal living space

. Approximately 2.5 stremmas (2,500 sq. m) of land

. Separate 50 sq. m beach house

. Indoor garage accommodating up to six cars

. Private internal tunnel connecting the main residence directly to the beach house

. Direct beach access

. Private jetty accommodating up to three yachts

. Approximate sea depth of 2.5 metres alongside the jetty

. Private swimming pool

. Private Tennis Court

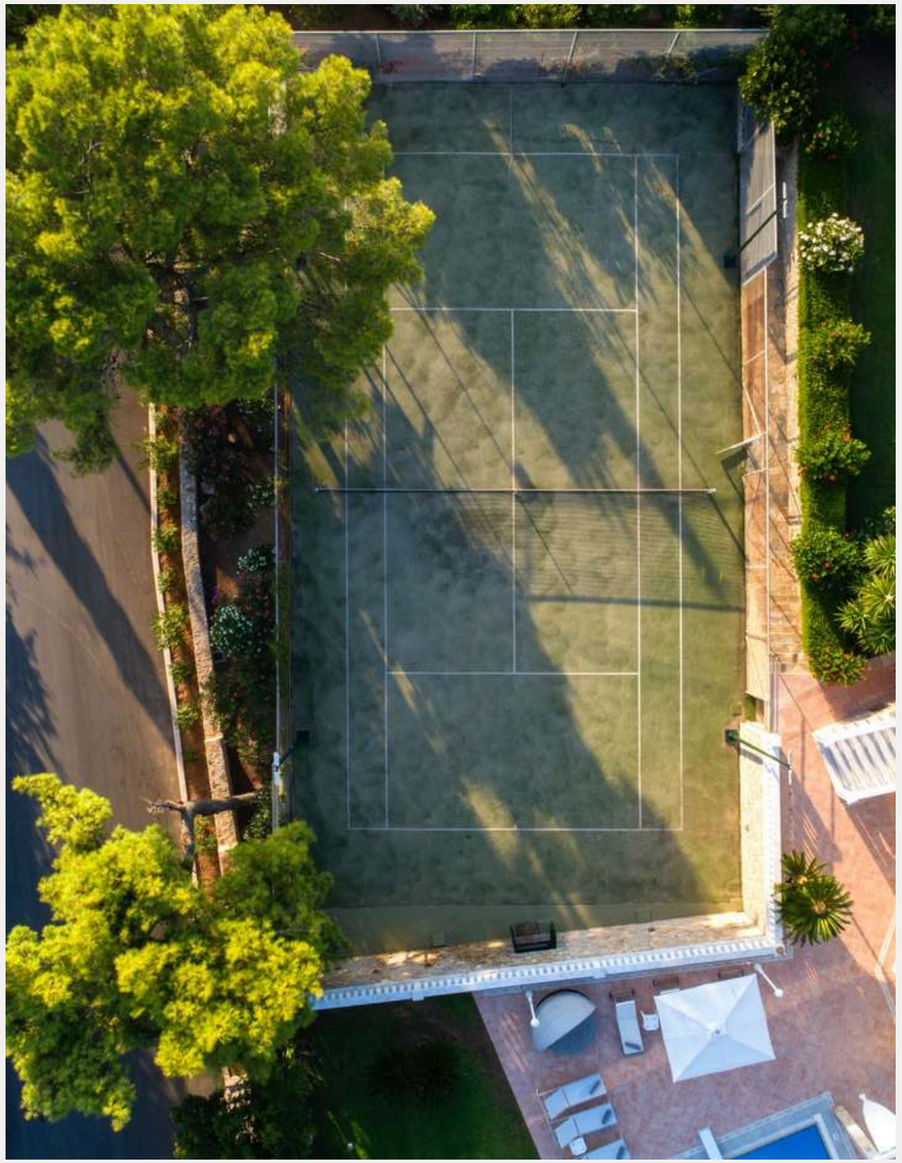
. Uninterrupted views across the sea towards Spetses



DRONE PHOTO - EXTERIOR

TENNIS COURT



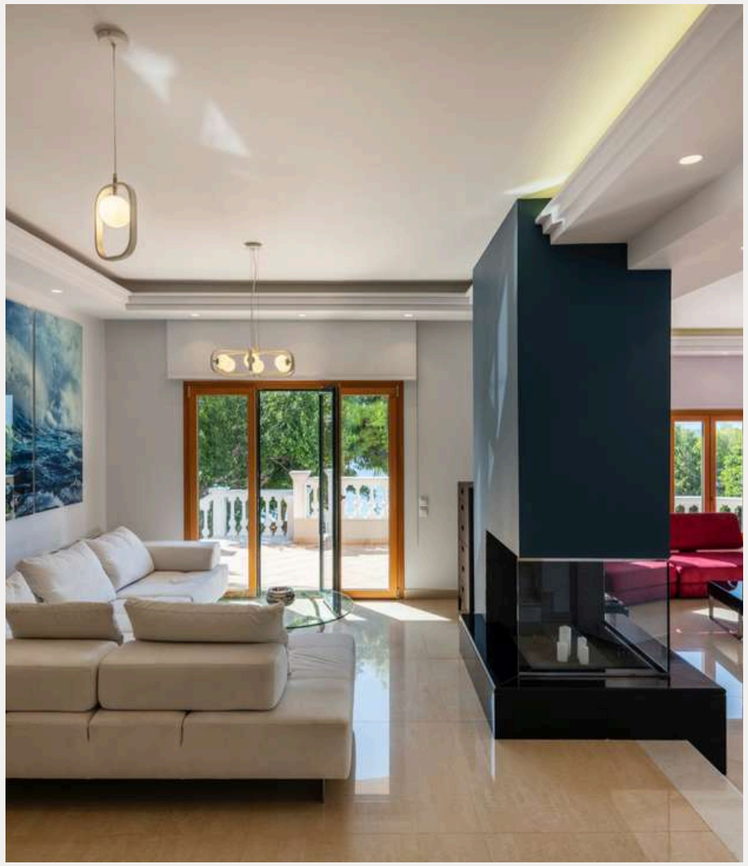


TENNIS COURT



LIVING ROOM - POOL LEVEL

LIVING ROOM - LEVEL 1

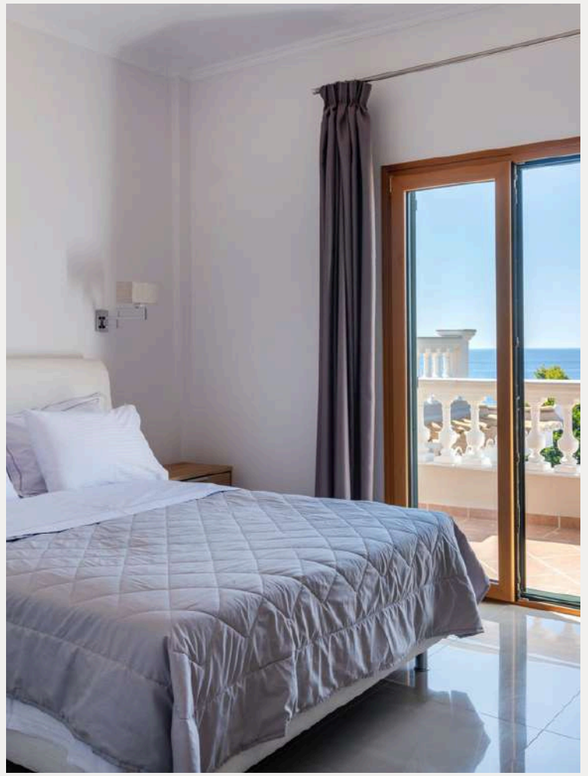


LIVING ROOM - LEVEL 1



KITCHEN & DINING TABLE LEVEL 2





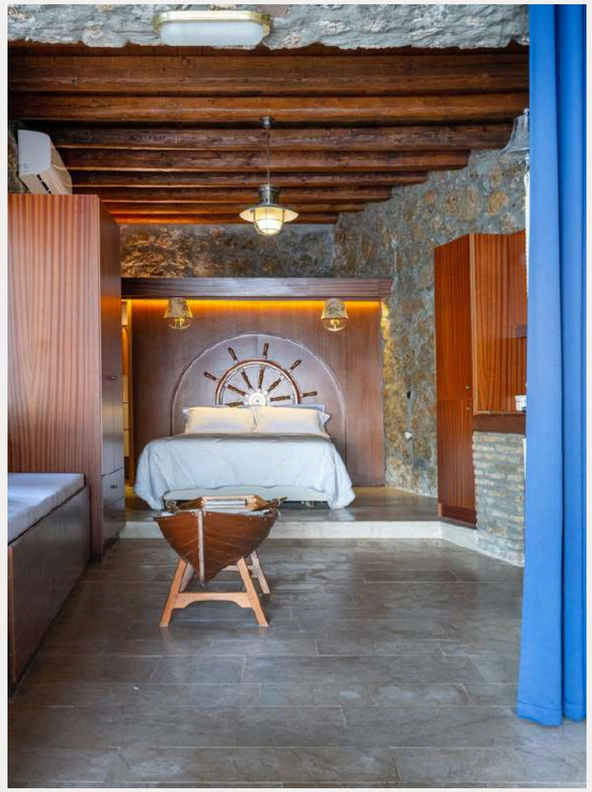
EN SUITE BEDROOM - LEVEL 2





MASTER BEDROOM - POOL LEVEL





BEACH HOUSE - MASTER BEDROOM





BEACH HOUSE - PRIVATE JETTY





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