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ASTERIAS



# TIMELESS ELEGANCE REIMAGINED

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Sani Asterias enters a new era, as its ambitious transformation, begun in 2024, is now complete, redefining the pinnacle of luxury hospitality in Greece. Designed for the most discerning guests, it introduces an elevated residential concept, from the Beachfront Residences unveiled in 2024 to the exclusive villas arriving in 2026, offering expansive living and private pools.

Seamlessly blending contemporary elegance with the natural beauty of Sani, each residence creates a refined sanctuary of privacy, space and connection.

This new chapter is further elevated by the complete reimagining of Water Restaurant & Bar. Reopening for 2026, it is now shaped by an exclusive collaboration with two-Michelin-starred chef Bruno Oger, whose French–Mediterranean philosophy defines a sophisticated, all-day dining experience centred on exceptional ingredients and understated craftsmanship.

Reimagined in every detail, Sani Asterias offers a world of rare exclusivity, where elevated living and world-class gastronomy come together in perfect harmony.



TWO BEDROOM GRAND RESIDENCE PRIVATE POOL BEACH FRONT



PRIVATE POOL



THREE BEDROOM VILLA PRIVATE POOL



SANTI MARINA

# SANI ASTERIAS

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Sani Asterias evolves to redefine ultra-luxury living, emerging with an exceptional collection of residences and villas. As our flagship property, it introduces an elevated residential concept, where beachfront suites blend refined design with outstanding in-room amenities. Panelled walls, natural stone and cutting-edge lighting create an atmosphere that is both sophisticated and inviting, while expansive indoor and outdoor spaces, complemented by private pools, offer a true sense of sanctuary.

Following the unveiling of the Beachfront Residences in 2024 and the introduction of Marina-view Residences in 2025, Sani Asterias marks 2026 with the unveiling of an exclusive collection of three-bedroom villas. Designed with understated elegance and a seamless connection to their natural surroundings, these residences offer the ultimate in privacy and refined comfort.

*Sani Asterias' residences and villas harmoniously unite design and nature, creating idyllic spaces in which to relax and reconnect, in a setting defined by exceptional luxury.*

This final phase of the transformation also reveals the fully reimaged lobby and Water Restaurant, introducing a new gastronomic concept. Thoughtfully redesigned, these spaces embody timeless elegance and an enhanced sense of arrival, elevating the overall guest experience.



## RESIDENCES & VILLAS FEATURES

- Private infinity pools\*
- Outdoor lounge area
- Sun loungers\*
- Outdoor dining area\*
- Wi-Fi connection
- Air-conditioning
- Satellite Smart TV
- Sound system
- Concierge service
- Luxurious bath toiletries
- Luxurious bath and pool towels
- Wine fridge\*\*
- Safe boxes
- Pillow menu
- Luxury beach bag
- Baby cot
- Baby highchair
- Childcare facilities
- Maxi bar concept\*\*
- Luxury linen
- Walk-in closet\*

\* selected room types \*\*  
extra charge

# SANI ASTERIAS

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## *Information*



### UNIQUE LOCATION, PRIVATE SPACES

The exclusive beach-front Residences and marina or garden-front Residences are designed with elegance in mind. While intimate, attentive service anticipates every need, to make every holiday effortless. And with its own enviable position within Sani, Sani Asterias offers complete privacy.

### ACCOMMODATION

- 59 Residences & Villas
- Views to the tranquil landscaped gardens, Marina, or Beachfront
- Sani Suite Collection features across all Residences & Villas



### DINING

- WATER RESTAURANT
- Water enters a new era following a complete renovation and new exclusive, all-day culinary collaboration from two-Michelin-starred Chef Bruno Oger, who curates every menu - from breakfast and lunch to dinner and bar offerings. Guided by his French-Mediterranean philosophy, the cuisine celebrates premium ingredients, exceptional seafood and refined comfort dishes, delivered with understated craftsmanship and warmth.



### HIGHLIGHTS

- Intimate, boutique hotel with a private Blue Flag Beach
- Stylish heated pool adjacent to Sani Marina
- Exclusive beachfront residences with direct access to private beach
- Located steps away from Sani Marina
- Private spa featuring exclusive treatments from Anne Semonin Paris

## ONE BEDROOM RESIDENCE GRAND BALCONY MARINA FRONT

These residences on the upper floor offer spectacular views to the Marina. One Bedroom Residence Grand Balcony Marina Front features a spacious sitting room, an ample bedroom with walk-in wardrobe, and a private balcony with a dining corner. Upgraded experience with express check-in at the privacy of your own residence, express check-out, luxury bathroom toiletries by Anne Semonin Paris, Nespresso machine, pillow selection, enhanced extra in-room amenities, exclusive bar experiences including in-room wine fridge and maxi-bar service. Reserved sun beds (luxurious mattresses) and umbrellas, daily newspaper service, in-room beauty & wellness treatments, in-room private dining service on request. One Bedroom Residence Grand Balcony Marina Front can accommodate up to three people; a maximum of three adults or two adults and one child up to the age of 12.

MAX GUESTS: 3 | BEDROOMS: 1 | EN-SUITE BATHROOMS: 1 | LIVING AREA: 85 SQ.M. | BALCONY | SANI SUITE COLLECTION FEATURES

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## ONE BEDROOM RESIDENCE PRIVATE GARDEN MARINA FRONT

These residences on the ground floor offer spectacular views to the Marina. One Bedroom Residence Private Garden Marina Front features a spacious sitting room, a commodious bedroom with walk-in wardrobe, and a private garden with a dining corner. Upgraded experience with express check-in at the privacy of your own residence, express check-out, luxury bathroom toiletries by Anne Semonin Paris, Nespresso machine, pillow selection, enhanced extra in-room amenities, exclusive bar experiences including in-room wine fridge and maxi-bar service. Reserved sun beds (luxurious mattresses) and umbrellas, daily newspaper service, in-room beauty & wellness treatments, in-room private dining service on request. One Bedroom Residence Private Garden Marina Front can accommodate up to four people; a maximum of two adults and two children up to the age of 12.

MAX GUESTS: 4 | BEDROOMS: 1 | EN-SUITE BATHROOMS: 1 | LIVING AREA: 85 SQ.M. | PRIVATE GARDEN | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

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## ONE BEDROOM RESIDENCE GRAND BALCONY BEACH FRONT

Exceptionally spacious residences on the upper floor with spectacular views of the Aegean. Situated at the beach front, these suites benefit from direct access to the beach. One Bedroom Residence Grand Balcony Beach Front features a spacious sitting room, one bedroom (with walk-in wardrobe) and a spacious bathroom. One Bedroom residence Grand balcony Beach Front can accommodate up to 3 people; a maximum of 2 adults and 1 child up to the age of 12. Balcony with luxury furnishing including a sofa and a coffee table with armchairs as well as a dining corner. Upgraded in-room experience with in-room express check-in, express check-out, enhanced extra in-room amenities, luxury bathroom toiletries by Anne Semonin, pillow selection, Nespresso machine, signature bar experience including in-room wine fridge and Maxi-Bar Service.

MAX GUESTS: 3 | BEDROOMS: 1 | EN-SUITE BATHROOMS: 1 | LIVING AREA: 85 SQ.M. | BALCONY | SANI SUITE COLLECTION FEATURES

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## ONE BEDROOM RESIDENCE PRIVATE GARDEN BEACH FRONT

Exceptionally spacious residences on the ground floor with spectacular views of the Aegean. Situated at the beach front, these suites benefit from direct access to the beach. One Bedroom Residence Private Garden Beach Front features a spacious sitting room, one bedroom (with walk-in wardrobe) and a spacious bathroom. One Bedroom Residence Private Garden Beach Front can accommodate up to 4 people; a maximum of 3 adults and 1 child up to the age of 12. Private terrace and garden with luxury furnishing including sun loungers, sofa, coffee table and armchairs as well as a dining corner. Upgraded in-room experience with in-room express check-in, express check-out, enhanced extra in-room amenities, luxury bathroom toiletries by Anne Semonin, pillow selection, Nespresso machine, signature bar experience including in-room wine fridge and Maxi-Bar Service.

MAX GUESTS: 4 | BEDROOMS: 1 | EN-SUITE BATHROOMS: 1 | LIVING AREA: 85 SQ.M. | PRIVATE GARDEN | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

## TWO BEDROOM RESIDENCE BALCONY MARINA FRONT

This residence on the upper floor offers spectacular views to the Marina. Two Bedroom Residence Balcony Marina Front features a spacious sitting room, two separate bedrooms each with a spacious bathroom and a private balcony with dining corner. Upgraded experience with express check-in at the privacy of your own residence, express check-out, luxury bathroom toiletries by Anne Semonin Paris, Nespresso machine, pillow selection, enhanced extra in-room amenities, exclusive bar experiences including in-room wine fridge and maxi-bar service. Reserved sun beds (luxurious mattresses) and umbrellas, daily newspaper service, in-room beauty & wellness treatments, in-room private dining service on request. Hosts up to five guests, with a maximum of four adults and one child up to age 12.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 105 SQ.M. | BALCONY | SANI SUITE COLLECTION FEATURES

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## TWO BEDROOM RESIDENCE PRIVATE GARDEN MARINA FRONT

This spacious residence on the ground floor offers spectacular views to the gardens and the Marina. Two Bedroom Residence Private Garden Marina Front features a spacious sitting room, two separate bedrooms each with a spacious bathroom and a private garden with a dining corner. Upgraded experience with express check-in at the privacy of your own residence, express check-out, luxury bathroom toiletries by Anne Semonin Paris, Nespresso machine, pillow selection, enhanced extra in-room amenities, exclusive bar experiences including in-room wine fridge and maxi-bar service. Reserved sun beds (luxurious mattresses) and umbrellas, daily newspaper service, in-room beauty & wellness treatments, in-room private dining service on request. Hosts up to five guests, with a maximum of four adults and one child up to age 12.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 125 SQ.M. | PRIVATE GARDEN | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

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## TWO BEDROOM RESIDENCE PRIVATE POOL BEACH FRONT

Magnificently designed Residence on the ground floor with spectacular views to the Aegean. Situated at the beach front, this residence benefits from direct access to the beach, a private garden with a dining corner and their own extensive infinity pool (up to 30 m<sup>2</sup>), complete with luxury garden furniture. It also features a spacious sitting room and two bedrooms (one with walk-in wardrobe) and two bathrooms. Two bedroom Residence Private Pool Beach Front can accommodate up to 5 people; a maximum of 4 adults and 1 child up to the age of 12.

Private terrace and garden with an infinity pool and luxury furnishing including sun loungers, sofa, coffee table and armchairs. Upgraded in-room experience with in-room express check-in, express check-out, luxury bathroom toiletries by Anne Semonin, Nespresso machine, pillow selection, enhanced extra in-room amenities, exclusive bar experiences including in-room wine fridge and maxi-bar service.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 105 SQ. M. | PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

## TWO BEDROOM GRAND RESIDENCE PRIVATE POOL BEACH FRONT

These brand new residences offer direct access to the beach and their own extensive infinity pools (up to 30 m<sup>2</sup>), complete with luxury garden furniture and a dining corner. Two Bedroom Grand Residence Private Pool Beach Front features a spacious sitting room, two bedrooms (one bedroom with walk-in wardrobe), two bathrooms, a private garden and pool. Two Bedroom Grand Residence Private Pool Beach Front can accommodate up to 5 people; a maximum of 4 adults and 1 child up to the age of 12.

Upgraded in-room experience with in-room express check-in, express check-out, luxury bathroom toiletries by Anne Semonin, Nespresso machine, pillow selection, enhanced extra in-room amenities, new bar experiences including in-room wine fridge and maxi-bar service.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 170 SQ.M.  
PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

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## TWO BEDROOM SIGNATURE RESIDENCE PRIVATE POOL BEACH FRONT

Enjoy direct access to the beach, a secluded garden with a dining corner, and your own private infinity pool up to 35m<sup>2</sup>. These single-storey Residences feature a spacious sitting room, two bedrooms, one with a walk-in wardrobe, and two bathrooms. The expansive layout and high degree of privacy, combine to bring you a remarkable sense of freedom and tranquility. Upgraded experience with express check-in at the privacy of your own residence, express check-out, luxury bathroom toiletries by Anne Semonin Paris, Nespresso machine, pillow selection, enhanced extra in-room amenities, exclusive bar experiences including in-room wine fridge and maxi-bar service. Reserved sun beds (luxurious mattresses) and umbrellas, daily newspaper service, in-room beauty & wellness treatments, in-room private dining service on request. Hosts up to five guests, with a maximum of four adults and one child up to age 12.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 170 SQ.M. | PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES





## TWO BEDROOM GRAND RESIDENCE BALCONY BEACH FRONT

Magnificently designed residence on the upper floor with spectacular views to the Aegean. Situated at the beach front it benefits from direct access to the beach, and a spacious private balcony, complete with luxury garden furniture and a dining corner. It also features a spacious sitting room and two bedrooms (one bedroom with walk-in wardrobe) and two bathrooms. Two Bedroom Grand Residence Balcony Beach Front can accommodate up to 5 people; a maximum of 4 adults and 1 child up to the age of 12.

Private balcony with luxury furnishing including a sofa and coffee table with armchairs. Upgraded in-room experience with in-room express check-in, express check-out, luxury bathroom toiletries by Anne Semonin, Nespresso machine, pillow selection, enhanced extra in-room amenities and exclusive bar experiences including in-room wine fridge and Maxi- Bar Service.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 135 SQ.M. | BALCONY |  
SANI SUITE COLLECTION FEATURES

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## TWO BEDROOM GRAND RESIDENCE PRIVATE POOL MARINA FRONT

These brand new residences offer spectacular views to the Marina and their own extensive infinity pools (up to 30 m<sup>2</sup>), complete with luxury garden furniture and a dining corner. Two Bedroom Grand Residence Private Pool Marina Front features a spacious sitting room, two bedrooms (one bedroom with walk-in wardrobe), two bathrooms, a private garden and pool. Two Bedroom Grand Residence Private Pool Marina Front can accommodate up to 5 people; a maximum of 4 adults and 1 child up to the age of 12.

Upgraded in-room experience with in-room express check-in, express check-out, luxury bathroom toiletries by Anne Semonin, Nespresso machine, pillow selection, enhanced extra in-room amenities and exclusive bar experiences including in-room wine fridge and maxi-bar service.

MAX GUESTS: 5 | BEDROOMS: 2 | EN-SUITE BATHROOMS: 2 | LIVING AREA: 170 SQ. M. |  
PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES



### THREE BEDROOM GRAND RESIDENCE PRIVATE POOL GARDEN VIEW

These exceptionally spacious family suites offer the highest level of luxury and privacy to larger families. They come with three separate bedrooms, living room and three separate bathrooms, a private garden with a dining corner and their own extensive outdoor pool. They can accommodate up to 7 people; a maximum of 6 adults or 3 adults and 4 children up to the age of 12. Upgraded in-room experience with in-room express check-in, express check-out, enhanced extra in-room amenities, luxury bathroom toiletries by Anne Semonin, coffee and tea making facilities, Nespresso machine, pillow selection for extra comfort, 4 flat screen televisions. Outdoor areas come complete with luxury garden furniture.

MAX GUESTS: 7 | BEDROOMS: 3 | EN-SUITE BATHROOMS: 3 | LIVING AREA: 180 SQ.M. |  
PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

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### THREE BEDROOM VILLA PRIVATE POOL GARDEN VIEW

Step inside the Three Bedroom Villa with Private Pool Garden View, where space, style and seclusion come together in perfect harmony. Designed for effortless indoor-outdoor living, each villa opens onto a generous private garden of nearly 300 sq.m., featuring a serene private pool and a beautifully furnished terrace ideal for al fresco dining and relaxation.

Perfect for families or friends, the villas offer refined living spaces, deluxe built-in wardrobes, a curated Maxi-Bar, wine fridge and Nespresso machine, with every detail tailored for comfort and indulgence. Guests enjoy an upgraded in-villa experience, including express check-in and check-out, enhanced in-room amenities, Anne Semonin luxury bath toiletries, a personalised pillow menu, four flat-screen televisions and reserved beachfront sunbeds. In-villa spa and dining experiences are available on request.

MAX GUESTS: 7 | BEDROOMS: 3 | EN-SUITE BATHROOMS: 3 | LIVING AREA: 180 SQ.M. |  
PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES



### THREE BEDROOM VILLA PRIVATE POOL MARINA VIEW

Discover the Three Bedroom Villas with Private Pool Marina View where space, style and seclusion come together in perfect harmony. Designed for effortless indoor-outdoor living, each villa opens onto a generous private garden of nearly 300 sq.m., featuring a serene private pool and a beautifully furnished terrace ideal for al fresco dining and relaxation.

Perfect for families or friends, the villas offer refined living spaces, deluxe built-in wardrobes, a curated Maxi-Bar, wine fridge and Nespresso machine, with every detail tailored for comfort and indulgence. Guests enjoy an upgraded in-villa experience, including express check-in and check-out, enhanced in-room amenities, Anne Semonin luxury bath toiletries, a personalised pillow menu and four flat-screen televisions. In-villa spa and dining experiences are available on request.

MAX GUESTS: 7 | BEDROOMS: 3 | EN-SUITE BATHROOMS: 3 | LIVING AREA: 180 SQ.M. |  
PRIVATE GARDEN | PRIVATE POOL | PRIVATE TERRACE | SANI SUITE COLLECTION FEATURES

