

FILM · TELEVISION · COMMERCIAL · PHOTOGRAPHY LOCATION

A nighttime photograph of a modern villa. On the left, a balcony with a glass railing is illuminated. Below it, a wicker chair and table are on a paved terrace. A large, well-manicured tree stands in the garden. In the background, the dark sea is visible under a night sky with a full moon. A low concrete wall separates the garden from the sea.

Villa LILAS

A Private Seafront Estate · Agioi Theodoroi, Greece

Three independent buildings, a private chapel, and 3,500 m² of Mediterranean garden — directly on the sea, about an hour from Athens.

THE ESTATE

Estate at a Glance

A single private compound offering an unusual range of settings for production — coastal, architectural, garden and rustic — without ever leaving the property.

~3,500 m²

Private grounds — lawns, olive & fruit gardens

100–150 m

Direct, unobstructed sea frontage

3

Independent buildings + a private chapel

2

Separate entrances directly off the coastal road

190 m²

Main residence, 3 bedrooms + sea-view living areas

PV + 3-phase

Photovoltaic system with three-phase power on site



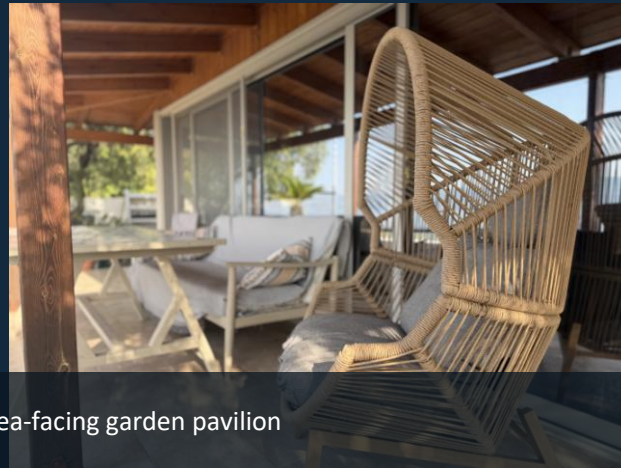
ONE ESTATE

Many Different Looks, One Location

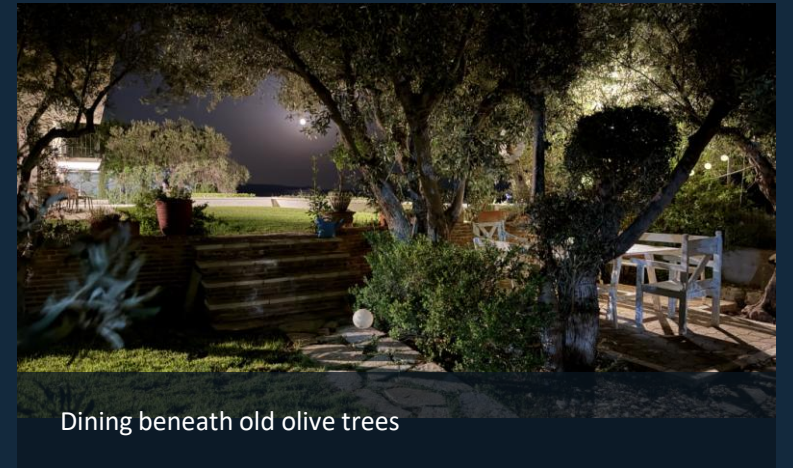
A production can move between six distinct visual worlds inside a single private boundary — no unit moves, no second location fee.



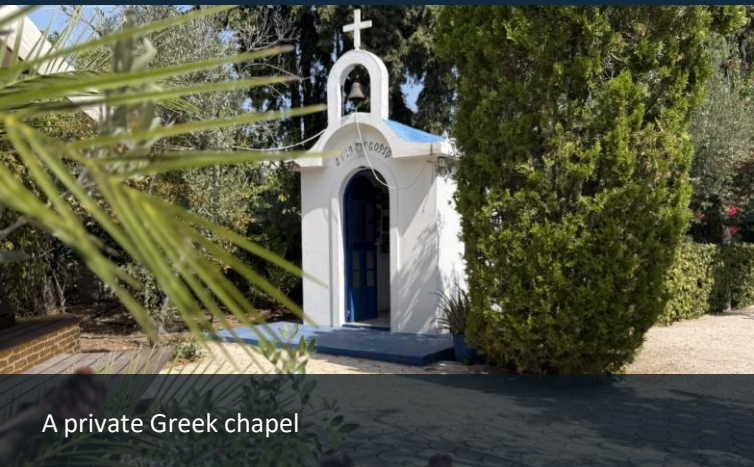
Mid-century seafront residence



Sea-facing garden pavilion



Dining beneath old olive trees



A private Greek chapel



A second, independent cottage



Hedge-lined garden corridors

ORIENTATION

Property Layout

Aerial view of the property, marked with the two road entrances, the three buildings and the chapel.



PROPERTY KEY

A/B	Two independent gated entrances from P.E.O.A.K.
C	Main residence · 190 m ² · seafront
D	Secondary house · approx. 50 m ²
E	Gazebo + sea-level ancillary building
F	Private Chapel

SEA / CORINTHIAN GULF

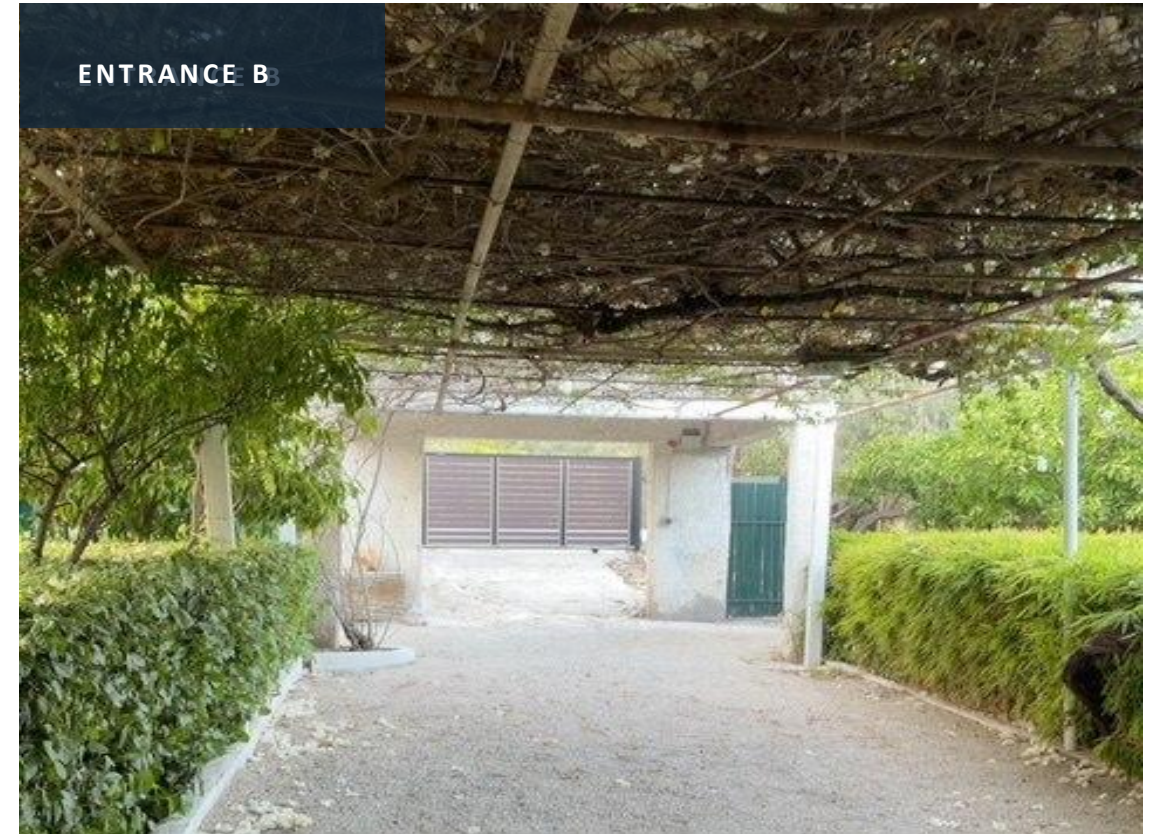
ACCESS

Two Independent Entrances

Both entrances open directly off the coastal road (Palea Ethniki Odos Athinon–Korinthou), allowing unit and crew traffic to be separated from the shooting area.



Main gated entrance, leading directly to the main residence and front lawn.



Second gated entrance near the old pergola, serving the secondary house and gardens.

The Main Residence



ZONE 05

A clean mid-century Mediterranean house — deep overhangs, stone detailing and full-height glass — set directly above the water with an open lawn running to the shoreline.



190 m² · 3 bedrooms · roof-mounted photovoltaic array

DIRECTLY ON THE SEA

The surveyed property boundary runs along an estimated 100–150 metres of shoreline — open horizon, no neighbouring structures in frame.



INTERIORS

Main Residence — Interiors

Living areas open directly onto the sea view through full-height glazing — dark marble floors, warm wood joinery, working fireplace.



Living room · fireplace + sea view



Main bedroom · terrace onto the sea



Kitchen, open to the sea-view living room



Dinning area

Mediterranean Gardens & Olive Grove

Mature olive and fruit trees, clipped hedge corridors, a vine-covered pergola and stone paths — roughly 3,500 m² of grounds that read as an old private estate rather than a landscaped villa garden.



Framed view from the main house toward the secondary house, through the olive grove

A photograph of an outdoor dining table with a small sailboat on it, set under olive trees. The table is made of light-colored tiles and is surrounded by white chairs. The background shows lush greenery and a brick wall. The scene is brightly lit, with shadows from the trees cast onto the table.

A TABLE UNDER THE OLIVES

A naturally shaded, self-contained dining set beneath old olive trees — ready for a lifestyle shoot, an intimate dinner scene, or a family commercial, with almost no styling required.

ZONE 04

The Secondary House

A separate, independent cottage set within its own garden of olive trees, with a covered sea-facing veranda — a distinct, more rustic Greek summer-house look, entirely apart from the main residence.



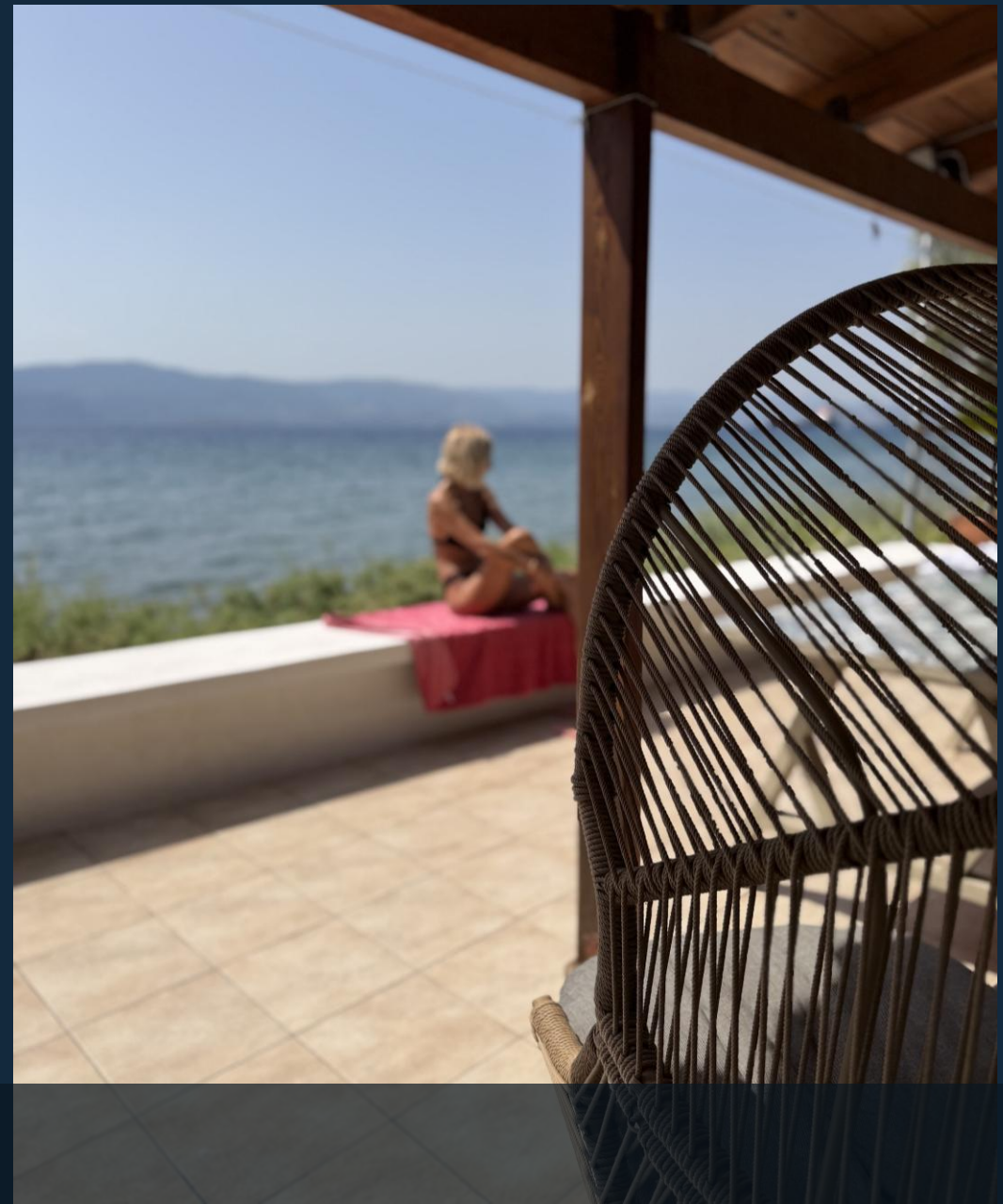
Approx. 50 m² · covered veranda with direct, unobstructed sea view

ZONE 02

Gazebo — Sea-Facing Pavilion

An independent structure at the water's edge, screened from the other buildings by mature trees — on camera, it reads as its own separate seafront location.





Open on three sides to the water — by day or at golden hour

ZONE 03

Sea-Level Ancillary Building

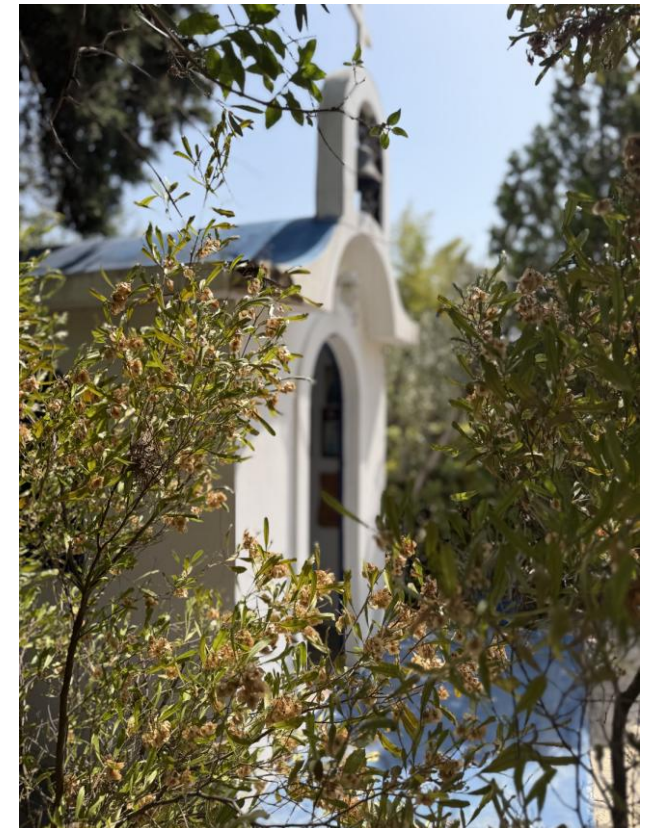
A converted former boat house directly at water level, beside the gazebo — well suited as an equipment or wardrobe base, requiring no separate production trailer close to set.



ZONE 01

A Private Chapel

A small whitewashed, blue-domed chapel set among cypress trees toward the rear of the property — a rare, ready-made focal point for a scene needing genuine local character.

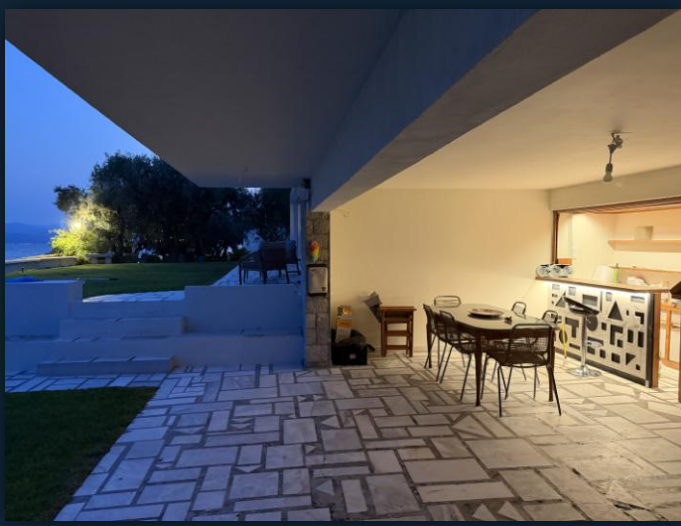


PRODUCTION NOTES

Production Practicalities

ACCESS	Two independent, gated entrances directly off the coastal road (P.E.O.A.K.) — unit/equipment access can be kept separate from the shooting area.
PARKING	On-site space for multiple vehicles, including a covered carport; open ground for additional unit parking.
POWER	Roof-mounted photovoltaic system with three-phase electricity on site.
LOCATION	Agioi Theodoroi, Corinthia — approximately one hour from central Athens by road.
PRIVACY	Fully enclosed private boundary with no overlooking neighbours along the sea frontage.
AVAILABILITY	Site visits and technical recces by appointment. Rates set per production, based on scope, crew size and duration.





Villa Lila — One Estate, Countless Looks

A final visual index of distinct environments available within the same private boundary.

Agioi Theodoroi, Greece · Private seafront estate available for film, television, commercial and photography productions

Villa LILAS

Private Seafront Estate · Agioi Theodoroi, Greece

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Site visits, technical recces and full photo/video sets available on request.

<https://www.villalilas.com/>