

A high-end luxury villa with a long, covered terrace and a swimming pool, situated on a hillside overlooking the sea at sunset. The villa features white columns and a tiled roof. The sky is filled with dramatic, golden clouds, and the sea is calm with distant mountains visible on the horizon.

PELAGOS PRIVATE OFFICE

Effortless Ownership in the Ionian

Independent villa & estate management · Corfu · Paxos

pelagosprivateoffice.com

THE PROPOSITION

Your Ionian estate, run to the standard you live by everywhere else.

A house on an island should be a pleasure, not a project.

Most owners in Corfu and Paxos end up managing their estate themselves — from another country, through a group chat, with no single person answerable for the whole.

The right standard already exists. It simply hasn't arrived here yet.

London consultancies such as elite firms have been running prime residences and estates for family offices and principals for decades. Pelagos brings that discipline — and the people who share it — to the Ionian Islands.

We work exclusively for owners. That is the only way this works.

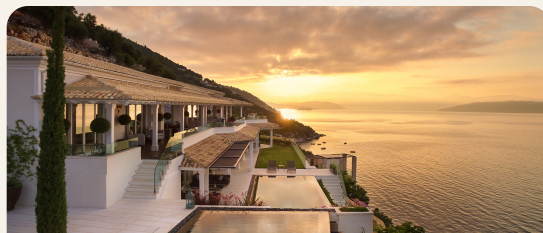
We take nothing from the trades, staff or suppliers we engage on your behalf — no commission, no margin, no rebate. Our advice is straight because everything we earn comes from you.

Four things you should never have to think about again



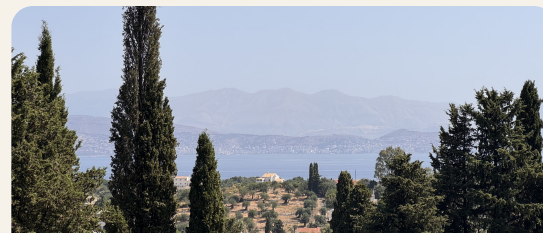
The house is ready before you are.

Aired, cleaned, provisioned to your written list, flowers cut, the boat fuelled, the car in place. Not a scramble the morning you land — a routine, run to the same standard every visit.



The right people, properly looked after.

Housekeepers, gardeners, chefs, skippers and security found, vetted, trained and supervised — on proper Greek contracts and paid on time. Good staff stay when they are well managed; that continuity is what a house is built on.



Nothing left for you to chase.

Utilities, insurance, ENFIA and the rest handled quietly. Maintenance planned on a calendar rather than discovered in a crisis. Works supervised by someone who reads Greek and reads drawings.



One person, accountable.

A named estate director who knows your house, your family and your preferences, and who picks up the phone. Not a rota, not a duty desk, not a number that rings out in February.

Three tiers. One promise: it is handled.

CUSTODIAN

The guarded home

- Photo-verified inspections on a set cadence
- Preventive maintenance & storm response
- Utilities, insurance, ENFIA & compliance
- Trusted island trades at negotiated rates

CURATOR

The living home

- Everything in Custodian
- Household staffing, payroll & rota management
- Arrival-ready: provisioning, flowers, cars
- Discreet owner-first rental programme
- Quarterly asset review & forward plan

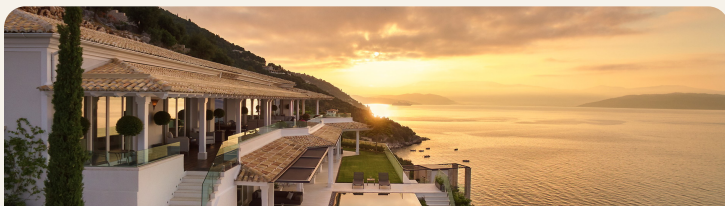
PRINCIPAL

The private office

- Everything in Curator
- Dedicated estate manager & 24/7 line
- Project & renovation management
- Pelagos Arrivals — jet-to-villa logistics
- Full family calendar: yachts, wellness, events

Retainers proposed after an initial estate assessment · Fees available on request

Three things we do that no one else writes down



The Pelagos Estate Review

Before any fee discussion, we spend a full day with your house and produce a written Estate Review: structural condition, what is deferred or deteriorating, staffing requirements, a realistic annual running-cost figure, compliance status and insurance adequacy. You keep this document whether or not you engage us. For founding clients, the Review is complimentary.



Storm & Resilience Protocol

Corfu gets serious weather. Our winter protocol is in the contract: weekly off-season check-ins, pre-storm preparation at yellow Meteo warning, a 24-hour post-storm inspection with photographic record, insurance documents prepared before you have to ask, and a named person — not a rota — reachable at any hour.



The Family Preference File

From the first visit we build a written record of how your family uses the house: rooms, beds, coffee, wine, pool temperature, flowers, car, the children's routines, which guests have stayed and what worked. Every arrival is executed from this file, the same way every time, reviewed with you each season. When staff change, the file stays. When you leave us, it leaves with you.

What clients feel — and cannot un-feel

PELAGOS ARRIVALS

Wheels-down to waterfront without a single decision: met airside, luggage handled, villa lit, dinner laid, boat fuelled. The transfer becomes the first hour of the holiday — every arrival, executed from a written family preference file.

THE ONE CALL

Storm damage in February or a birthday for forty in July: one number, one owner, one accountable answer.

THE QUIET DIVIDEND

Lower lifetime cost, insurer-grade records, and a home that is ready before the family thinks to ask.

GET IN TOUCH

The first conversation costs nothing. The Estate Review costs nothing.

We will come and spend a day with your house, tell you honestly what it needs, and leave you with a written assessment — whether or not that leads anywhere with us. If you are advising a client on the Ionian, we are always glad to be a resource.

Marcus Condolo-Gordon

hello@pelagosprivateoffice.com

+44 7590 393963

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