

Villa Theodoros

Region: Kos Sleeps: 8

Overview

Experience relaxation and comfort at Villa Theodoros, located near Tigaki Beach on the northern part of Kos in the Dodecanese islands of Greece. This eco-friendly villa features three double bedrooms and can accommodate up to eight guests, making it suitable for families or groups of friends. Part of a small collection of six luxury properties, Villa Theodoros is set amidst natural surroundings that reflect an eco-conscious design. The villa combines this approach with Greek hospitality and a tranquil atmosphere for an ideal escape.

Villa Theodoros is a two-storey property nestled in tropical gardens with tall palm trees, local flora, and seasonal flowers. The villa features a well-maintained lawn and a private heated swimming pool. Guests can enjoy views of the sandy coastline and the Aegean Sea. The villa integrates ethical luxury with modern amenities, including complimentary Wi-Fi, air conditioning, and advanced technology. The interiors showcase handcrafted furniture made from local natural wood, contemporary art, and a colour scheme of clean whites, subtle earth tones, and shades of blue.

On the ground floor, the villa offers a bright and open living space with floor-to-ceiling sliding doors leading to the pool terrace. The living area includes a four-seater sofa that converts into a bed for two, an adjacent fully equipped kitchen with a built-in oven, hob, spacious fridge, and Nespresso coffee maker. The dining area features a table and chairs, a flat-screen TV with a PlayStation 5, and a Marshall sound system. Two bedrooms on this level are furnished with double beds, natural wood furniture, open wardrobes, flat-screen TVs, and sliding glass doors opening onto the pool terrace. They share a bathroom with a hydromassage rain shower, hand basin, WC, and eco-friendly toiletries.



The first-floor attic ceiling master bedroom offers expansive views of the archipelago and features a turquoise blue backdrop, a king-size bed, bedside tables, an open wardrobe, a flat-screen TV, and a seating area with a sofa and coffee table. The en suite bathroom is decorated in peacock blue and beige and includes a walk-in hydromassage rain shower, hand basin, and WC.

The terrace, accessible from the living area and ground floor bedrooms, features a central private swimming pool with built-in soft seating. Beige and cream sun loungers are positioned for optimal sun and sea views, while parasols provide shade. Guests can relax in the poolside hammock, enjoy morning coffee or cocktails in the soft seating area, and dine al fresco under the Grecian sky at the outdoor table and chairs. Villa Theodoros also offers access to communal facilities including a bar, table tennis, a playground for children, and an open-air cinema.

Facilities

Chef/Cook Available • Villa • Table Tennis • Watersports • Walk to Beach • Beach Nearby • Air-Con • Wi-Fi/Internet • Maid Service Available • Instagrammable • Modern • Transfers Available • Catering Available • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Coffee Machine • Safety Deposit Box • TV • Heating • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Ground floor:

- Fully equipped kitchen
- Dining area
- Living room
- Sofa bed
- 2x double bedrooms
- Shared bathroom

First Floor:

- Master bedroom with en suite and living area

Outdoor:

- Private pool
- BBQ
- Dining area
- Lounge area

Additional Facilities

- Gardens
- Private heated pool
- Sea and beach views
- 4x flat screen smart televisions
- PlayStation5
- Marshall Bluetooth sound system
- Built-in oven
- Hob
- Fridge
- Ovenware
- Tableware
- Nespresso coffee maker
- Toaster
- Lounge furniture
- Eco-friendly toiletries
- Rain showers with hydromassage
- Hammock
- 4x Sun loungers
- Open-plan wardrobes

Shared amenities: Platia

- Bar
- Gas barbeque
- Children's playground
- Open-air cinema
- Ping pong table

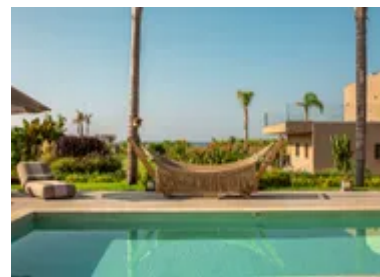


Location & Local Information

Villa Theodoros can be found in a small eco-friendly complex, set in nature with beach and sea views, on the north coast of the beautiful island of Kos, in the heart of the Aegean Sea. The villa is a seventeen kilometres drive from the international airport and just twenty minutes to the capital town of Kos. The island of Kos is the third largest of the Dodecanese, with a one hundred and twelve-kilometre-long coastline, populated with family-friendly beaches, and crystal clear waters. The villa is within walking distance of the tourist resort of Tigaki, where you will find sandy beaches, beach clubs, water sports, bars, cafes, and restaurants, as well as shops stocked with all the provisions you will need for your holiday. Kos is known as the bicycle island, with more than ten miles of cycling lanes, enjoy a scenic sightseeing tour on two wheels.

For those who like a bit of activity, you'll be spoilt for choice with hiking the many walking trails, swimming and snorkelling azure blue waters, kite and windsurfing, paragliding and scuba diving, and horse riding and mountain biking. A trip to Kos town, the capital of the island is a must. Situated on the northeast tip of the island, it's an eleven-kilometre drive away. Here you will find a mix of the ancient, medieval, and modern, as you wander through historic streets you will see the Castle of the Knights of St John, Greek gymnasiums, original agoras, and Ottoman mosques. Neratzia Castle is an imposing fortification over Kos town, whilst the Roman Odeon is just outside. Visit a restored replica of a fifth-century BC house in Hippocrates Garden, and sit under the plane tree, where the father of modern medicine reputedly swore the Hippocratic oath.

Make your way to Eleftherias Square, the town's meeting place in the centre of Kos, where you will find the Archeological Museum, stuffed with artefacts from the island's history. Or enjoy the simple pleasures of some homemade meze and a glass of retsina, as you watch the world go by. For somewhere more traditionally Greek, visit some of the lesser-known villages, go south to Kefalos,



and wend your way around the labyrinthine alleyways to the Folklore Museum, swim in the azure sea, then dine on freshly caught seafood at the old port.

Take to the mountains to see the village of Zia, a tiny village on Mount Dikaio, and walk the cobbled lanes with its blue and white houses, and shops for souvenirs of handmade artefacts. Not far from the villa is the Alikes Wetland Reserve, where fresh and saltwater meet to form a lagoon, which attracts migrating flamingos and pelicans. Take a tour and visit one of the many vineyards, where you can sample the wine, and take a bottle or two home with you. If you are feeling adventurous, island hop from Kos to the adjacent Dodecanese destinations of Kalimonos and Pserimos. Go even further afield and board the ferry across the Aegean to the ancient town of Bodrum in southwest Turkey. In the evening if it's nightlife you're after, go into Tigaki for some cracking karaoke, and Greek-themed dining, and dance yourself dizzy to some rocking DJs. Or go into Kos town for some serious all-night clubbing and beach parties.

Local Amenities

Nearest Airport	Kos International Airport (18.2km)
Nearest Restaurant	Sardelles (7.7km)
Nearest Beach	Private Beach (260 m)
Nearest Supermarket	Bazaar Supermarket (1.9km)
Sightseeing	Palaio Pyli Castle (11.5km)

What we love

- Villa Theodoros is surrounded by the most immaculately cut green grass lawns, the lush pasture looks out to the beautiful sandy beach and beyond, to see the azure of the Aegean Sea
- The master bedroom of Villa Theodoros is really quite special, built into the eaves of the upper floor, with a striking blue background, and a magnificent big bed, all looking out to the archipelago
- The children will love the Platia communal area, where there is a dedicated playground just for them, a barbeque to grill some Greek delicacies, and best of all an alfresco cinema under the stars where you can all watch your favourite family movies
- The fabulous funky contemporary art adorning the Villa Theodoros gives it a unique edge, daringly dramatic and very effective

What you should know...

- There are three double bedrooms, all with double beds, and one double sofa bed, no single beds, great for three or four couples sharing, or a large family
- There are only two bathrooms, one of which is located on the ground floor, and the other ensuite to the master bedroom, this might cause a queue at rush hour shower time
- The indoor and outdoor dining sets are both four-seaters – put them together and you've got eight to seat all the potential guests

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 15:00
- **Departure time:** 11:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible. Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 Nights.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €15 per night per unit

November-February €4 per night per unit