

# Villa Kokkini

**Region:** Heraklion   **Sleeps:** 6

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## Overview

Embark on a journey of modern luxury at Villa Kokkini, nestled in the charming village of Vrachokipos along the captivating northern coastline of Crete. This striking two-storey villa exudes contemporary elegance, boasting three bedrooms and three bathrooms to comfortably accommodate up to six guests, ideal for family gatherings or friend-filled holidays. Crafted from classic white Mediterranean stone complemented by sleek grey accents, Villa Kokkini offers a sophisticated retreat adorned with stylish furnishings and adorned in a palette of cool black, sand, and earthy beige tones.

The villa's layout is thoughtfully designed, with the open-plan living area situated on the first floor accessed by an external staircase, while internal stairs lead down to the ground floor where the bedrooms and pool terrace await. Upstairs, a cosy seating area beckons with an inviting L-shaped grey sofa, set against a backdrop of a flat-screen television and a charming enclosed log fire, perfect for cosy evenings in. Adjacent, a wooden dining table with plush upholstered chairs sets the scene for memorable indoor dining experiences. The fully equipped wood and white kitchen boasts modern amenities, including built-in appliances and a breakfast bar, while floor-to-ceiling windows open onto a furnished balcony offering breathtaking views of the shimmering pool and the azure Aegean Sea, ideal for soaking in stunning sunsets with a refreshing cocktail in hand.

Descend the tiled stairs to the ground floor and discover three beautifully appointed double bedrooms, each dressed in chic black and white decor. The master bedroom features a luxurious double bed and an ensuite bathroom adorned in soothing sand and beige hues, complete with a full-size bath. The second bedroom mirrors the sophisticated styling, while the third offers twin beds, perfect for versatile sleeping arrangements. Outside, the terrace invites relaxation with its private rectangular swimming pool, modern sunbeds, and stone seating area, providing the ultimate setting for alfresco dining under the stars with a built-in barbecue at your disposal. Experience the epitome of contemporary luxury at Villa Kokkini, where every moment promises unparalleled comfort and sophistication.

## Facilities

Wi-Fi/Internet • On-Street Parking • Washing Machine • Villa • Seaview • Hairdryer • Boat Trips • Historical Sites • Air-Con • Walk to Beach • Cots (Cribs) • Walk to Village • Great Value • Private Pool • Modern • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Satellite TV • Working Fireplace/Woodburner • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Situated in Kokkini Khánion, and only 2 km from Vathianos Kampos Beach, Villa Kokkini offers 3 bedrooms, 3 bathrooms, a private pool, a stunning sea and mountain view, and all the needed amenities for a great stay.

### *Interior Grounds*

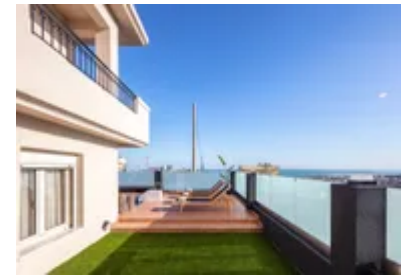
- 2 Bedrooms with double beds
- Bedroom with two single twin beds
- 3 Family bathrooms
- Fully equipped kitchen
- Living and dining area

### *Exterior Grounds*

- Private pool
- Sun loungers
- Barbecue

### **Additional Facilities**

- Wi-Fi
- Satellite TV
- Air conditioning
- Heating
- Fireplace
- Linen and towels
- Bathroom facilities
- Washing machine
- Dishwasher
- Refrigerator
- Oven/hob
- Hairdryer
- Ironing facilities
- Soundproofing
- Private parking



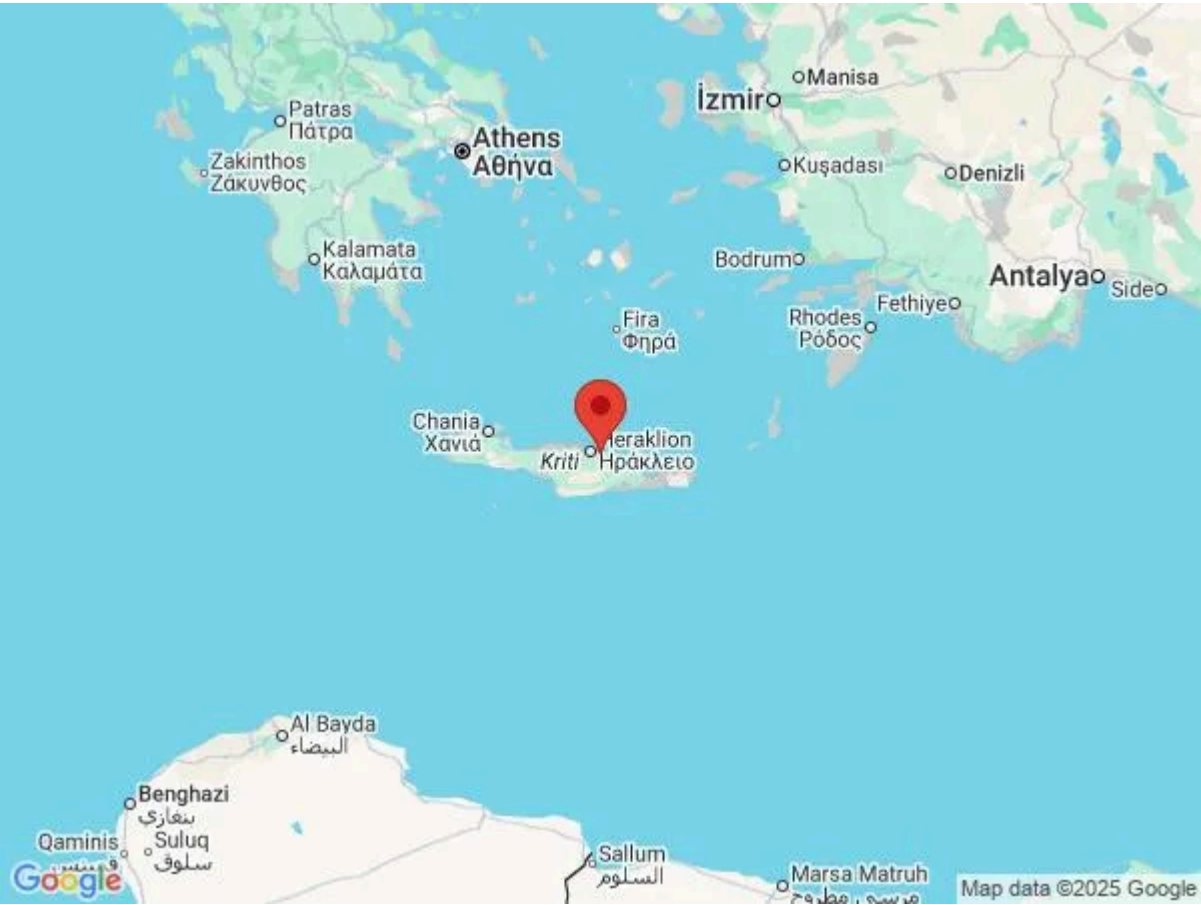
# Location & Local Information

Villa Kokkini is situated in Kokkini Khanion in the tiny village of Vrachokipos with a few cafes and mini marts, where you can find immediate provisions for your holiday. The villa is only seven kilometres from Heraklion International Airport, a short ten minute drive to your holiday home from home.

Located in the North of Crete, equidistant east to west, you'll have no difficulty getting to any attraction of your choice. Whether you are looking for a relaxing time sunbathing on sandy beaches, yearn for some culture and to visit archaeological sites in the cradle of civilisation, or trek the trails through the local flora and fauna, before dancing the night away, there's something for everyone with a holiday on the island of Crete. You'll be spoilt for choice with the three sandy beaches of Tobrouk, Vathianos, and Thalassa Konaki, all within a walking distance of the villa at just over a kilometre away. These soft sandy beaches have easy shallow entry into the calm Aegean Sea, organised sunbeds with shady brollies, lined with family friendly cafes and tavernas where you can sample the local cuisine, and some with water sports activities to keep the kids and adults amused. For those who love walking, explore the three hundred caves the island hides, hike over hillsides, streams, and rocky ravines to discover watermills and ruins, and stop along the way at a local winery and taste the fruits of the many vineyards

The area is soaked in history, particularly Minoan and Dorian, Crete was conquered by the Venetians in the fifteenth century, who built fortresses to keep the Ottoman pirates at bay, then finally gaining independence in the nineteenth century and becoming part of Greece. If you prefer sea to land, all aboard a boat trip where you can scuba or snorkel underwater ruins, and strap on your jet skis or paraglide with one of the many water sports clubs. The town and port of Heraklion is just nine kilometres north of the villa, don't miss a tour around the ancient Palace of Knossos, a visit to the Heraklion Archaeological Museum, a walk along the Venetian walls, and a stroll through the old quarter, where you can shop for souvenirs, before enjoying a souvlaki and ouzo like a local. Go further afield to Vai, Crete's eastern most tip, an hour and a half drive away, where you will find lush forests and a unique date palm. Explore Psychro Cave, reputedly the birthplace of Zeus, and rock climb Mount Ida to find the Iteon Cave. Sitia Geopark is three hundred and fifty square kilometres of the island's diverse eco-system, where you can trek through gorges, bathe on beaches, walk the wetlands, become a bird-watcher, and be at one with nature. Get active and hike the Richtis Gorge, stroll through streams to reach the twenty-metre waterfall, where you can cool off in the inviting pool. Find peace and solitude in the fifteenth century Toplou Monastery, an hour and a half drive through the Cretan countryside to see beautiful Byzantine icons. Take a boat tour to visit the intriguing island of Spinalonga, a former leper colony until as recently as the 1950's, home to a Venetian fortress, and now an open-air museum.

No visit to Crete is complete without a trip into Agios Nikolaos, a harbour town that uniquely houses a lake in its centre, is home to the archaeological museum of Minoan treasures, and is full of tavernas, shops, bars and restaurants in which to sit and watch the local life go by. End your day dancing the night away in the holiday hot spot of Malia, a twenty five minute drive from the villa!



## Local Amenities

Nearest Airport	Heraklion Airport N. Kazantzakis (10.4 km)
Nearest Town/City	Kokkini Hani (2.4 km)
Nearest Beach	Beach Vathianos Kampos (2.2 km)
Nearest Restaurant	Patouxas Grill House (2.3 km)
Nearest Supermarket	Super Market - Chalkiadakis (2.4 km)
Sightseeing	Lasithi Plateau (51.4 km)

## What we love

- Villa Kokkini is a brand-new build, and it's always great to be one of the first ones to stay in a pristine modern fully equipped home from home
- The villa is just the right size for a family or friend's sharing, with three comfortable double rooms and three bathrooms
- Although the nearest beach is a kilometre away you can still enjoy the panoramic Aegean Sea views from the first floor balcony – imagine yourself sitting there sipping a sundowner at sunset!
- Villa Kokkini is in the centre of Crete, and it is perfectly situated with easy access to all the sites and places to see, the nearest beach is just over one kilometre north, the historic town of Heraklion is less than ten kilometres away, and many ancient ruins a short journey by car, not to mention all the walking treks and trails

## What you should know...

- The villa is brand new, and we want to keep it pristine for all of our guests, so please no pets, no smoking, no parties
- Villa Kokkini is located in a quiet village, with the nearest beach just over a kilometre away, you do get lovely sea views, and the walk is easy and well worth it
- The villa has a dishwasher, but no washing machine
- The nearest bus stop is a 900m walk away, good exercise and keep you fit whilst on holiday

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.
- **Arrival time:** 3.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist Tax included in the rental price.
- **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.
- **Pool towels included?:** Yes, included in the rental price.

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