

# Villa Asklepia

**Region:** Rhodes   **Sleeps:** 8

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## Overview

Boasting four spacious bedrooms alongside generous open-plan living areas, Villa Asklepia is the perfect holiday escape for a large family or group of friends. Located within the village of Ixia on the islands of Rhodes, with picturesque beaches, lively bars and delicious restaurants just a short walk away, all that is left to do is turn up and relax!

Villa Asklepia is a modern holiday home, offering all the facilities and home comforts you need to make your stay feel as luxurious as possible. Spread over three spacious floors, there is plenty of room for eight guests to spread out and relax, settling into holiday mode from the moment you arrive.

Throughout all the rooms in the villa there is a relaxed atmosphere that you can make yourself at home in. Fully air-conditioned, with modern white walls and simple, relaxed furnishings, the villa literally feels like a breath of fresh air after your journey from the airport. The spacious lounge and dining area are bright and airy, with sunlight flooding in through windows on several walls. The contemporary kitchen is fully equipped for your use, with the toughest decision being what food to prepare indoors and what to grill outside on the barbecue! Throughout the villa, all four of the modern bedrooms share two, modern bathrooms, as well as plenty of storage for your belongings.

The outdoor living space is where the real magic begins. Exposed stone, a fabulous barbecue and romantic outdoor dining area, offer all the atmosphere and charm you could need. The outdoor space is beautifully landscaped with a luscious lawn and colourful flowers, alongside the fabulous private swimming pool.



## Facilities

Villa • Boat Trips • Cycling • Historical Sites • Hairdryer • Walking/Hiking Paths • Coffee Machine • Washing Machine • Air-Con • Wi-Fi/Internet • Gym/Fitness Room • Private Pool • Walk to Village • Maid Service Available • Chef/Cook Available • Modern • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Interior:*

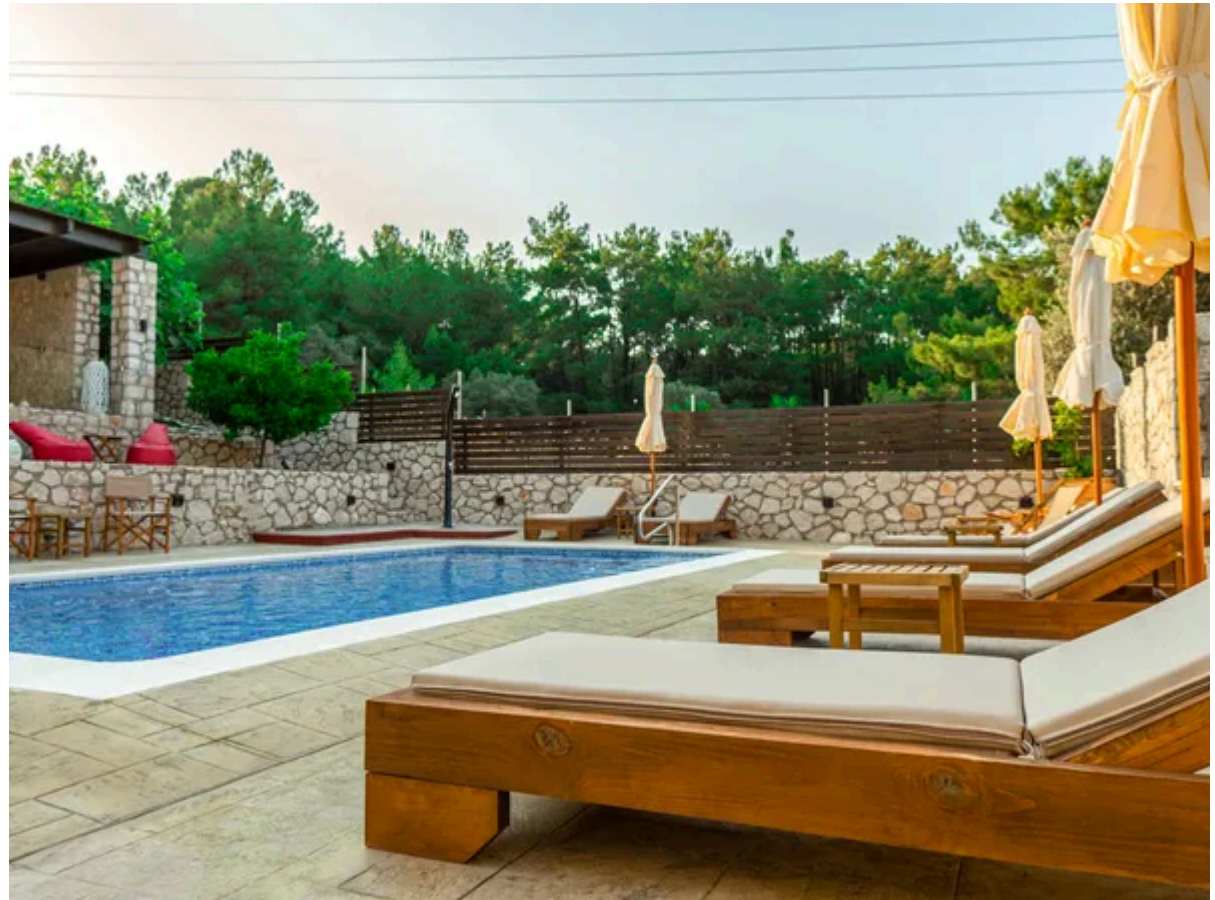
- 2x Double bedrooms
- 2x Double/or twin bedrooms
- 2x shared bathrooms
- Fully equipped kitchen
- Living and dining area

### *Exterior:*

- Private swimming pool
- Garden
- Sun loungers
- Dining area
- Barbecue

### **Additional Facilities**

- Wi-Fi
- Air conditioning
- Heating
- Linen and towels
- Ironing facilities
- Dishwasher
- Washing machine
- Tumble dryer
- Stovetop/Oven
- Refrigerator
- Toaster
- Electric kettle
- Fitness centre
- Private parking



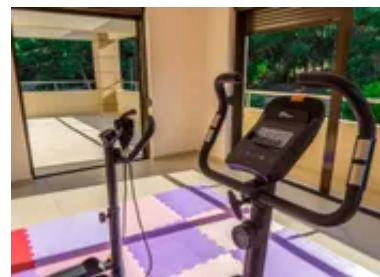
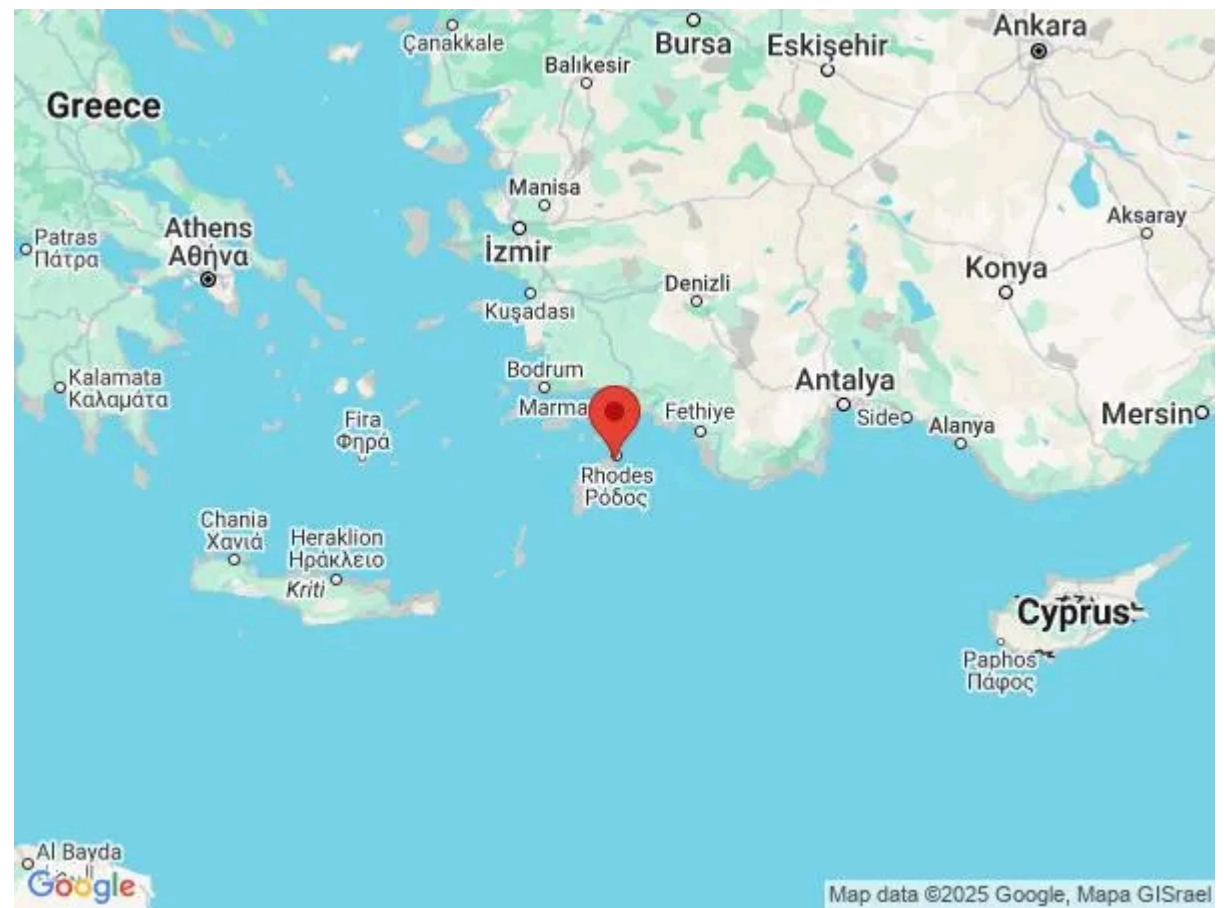
## Location & Local Information

Villa Ixia is located within the village of Ixia on the islands of Rhodes, with picturesque beaches, lively bars, and delicious restaurants just a short walk away, all that is left to do is turn up and relax! The beach can be reached within a 20-minute walk, or speedy drive. The town has all the conveniences you could need with supermarkets, pharmacies, bars, restaurants, and car rentals all within the local area.

When you desire a little more buzz and liveliness, the capital, Rhodes is just a twenty-minute drive away. The medieval Old Town offers a maze of beautiful streets, filled with restaurants, bars, and shops, all slotted in amongst the charm and history of the city. One of the top sites, is the Palace of the Grand Masters. Visitors can explore this mighty fortress and its rich history. Within the complex, you will find the Rhodes' Archaeological Museum, as well as various exhibitions and performances that are hosted through the year. Mandraki Port is fantastic to walk around, and you can visit Rhodes Aquarium or Elli Beach, both within easy walking distance of the town. Rhodes city is also the centre of the island's nightlife. The huge casino stays open late into the night, and there's clubbing and lively bars on Orfanidou Street and, in the Old Town, Miliadiou Street.

A trip to the island would not be complete without exploring the great outdoors. There are endless surprises and delights in both the beaches and countryside. The Valley of the Butterflies is one of the best-loved attractions on the island, though the best time to visit is in the summer months. The Epta Piges (Seven Springs) are another highlight, with peaceful wooded areas, a lake, and impressive waterfalls.

The local pebble beach is great for a day relaxing to the sounds of the sea, whilst sunbathing on the shore. For snorkelling you can take boat trips around the island, or head to Anthony Quinn Bay, a spot just south of Faliraki. Prasonisi Beach is a favourite for water sports, as well as a great option for surfers and kite-surfers. For a quieter day



at the beach, Agathi and St Paul's Bay in Lindos are great choices.

Local Amenities

Nearest Airport	Rhodes International Airport Diagoras (11.1 km)
Nearest Town/City	Ialysos (4.8 km)
Nearest Beach	Ixia Beach (1 km)
Nearest Restaurant	BLOOM Food Cafe (750 m)
Nearest Supermarket	Mymarket (2 km)

## What we love

- The outdoor cooking and dining area is sublime, perfect for those that love al-fresco living.
- With a large private swimming pool, you can take a dip anytime you choose!
- The laid-back, modern interiors suit every guest.

## What you should know...

- The closest beach is about a 25-minute walk away, so some may prefer to drive.
- The beaches on the island are pebble, though you can travel by boat to find sandy beaches.
- Both a bicycle rental service and a car rental service are available at the villa.

# Terms & Conditions

- **Security deposit:** €400 taken as pre authorisation to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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.
- **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:** 6 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Enviromental tax - €10/per night - paid upon arrival
- **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