

# Villa Kilkis

Region: Rhodes    Sleeps: 8

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## Overview

The contemporary Villa Kilkis is well-suited for families and groups seeking relaxation in a serene setting. Located in Kallithea, just a brief drive from Kallithea Beach and the lively Old Town of Rhodes, this villa features four-bedroom suites, spacious open-plan living areas, and an impressive terrace.

Villa Kilkis boasts a modern interior design with a soothing colour scheme of white, cream, and grey. The open-plan living space features a comfortable sofa area, a contemporary fireplace, and a sleek kitchen equipped with top-of-the-line appliances. Floor-to-ceiling glass doors provide stunning views of the pool, terrace, and sea, creating an inviting atmosphere for dining and relaxation.

The villa comprises four luxurious bedroom suites, with one located on the ground floor and the remaining three on the first floor. Each bedroom offers a plush bed adorned with crisp linens and stylish furnishings, as well as a private ensuite bathroom and access to furnished balconies with scenic views.

Guests can enjoy various entertainment options, including smart televisions in every room, a table tennis table, and a small gym area. Outside, a shaded alfresco dining area with a barbecue installation provides an ideal setting for meals, while a lounge area offers a relaxing space to gather and enjoy cocktails. The swimming pool area is surrounded by loungers and a lush lawn, enhanced by state-of-the-art lighting for an enchanting ambience at night.

## Facilities



Villa • Boat Trips • Sailing • Historical Sites • Watersports • Private Pool • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Maid Service Available • Cots (Cribs) • Instagrammable • Modern • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Heating • Pre-Stocked Fridge Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa

### Ground Floor

- Open plan living & dining area
- Fully equipped kitchen
- Bedroom with double bed, pool terrace access and en-suite bathroom

### First Floor

- Bedroom with double bed, balcony access and en-suite shower room
- Bedroom with double bed, balcony access and en-suite shower room
- Bedroom with double bed and en-suite shower room

### Exterior Grounds

- Private swimming pool (9m x 5m)
- Terrace
- Barbecue
- Dining facilities

### Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Washing machine
- Travel cot & highchair available on request
- Parking for 4 cars



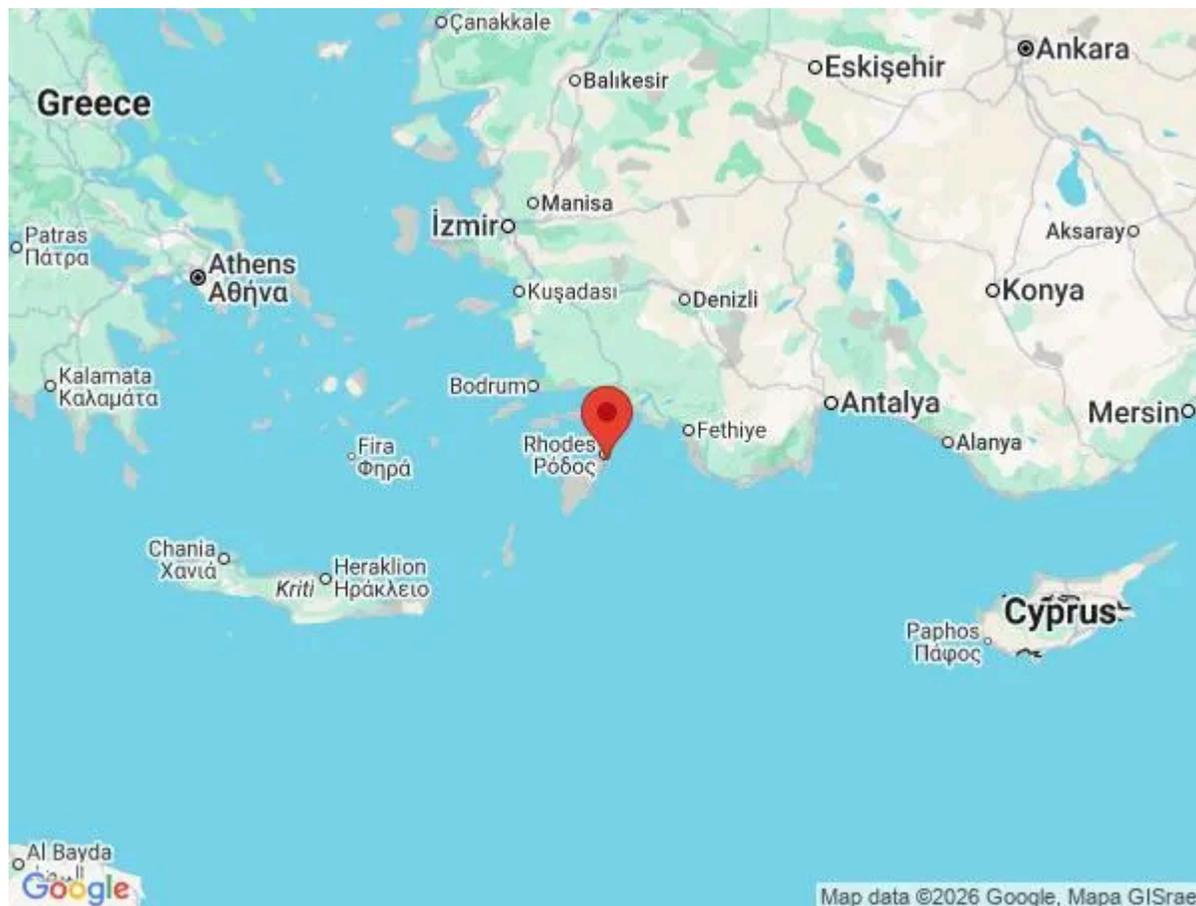
## Location & Local Information

Villa Kilkis is situated in Kallithea, offering a convenient location for holidays in Rhodes. It is proximate to Rhodes Town and in close proximity to various attractions on the island. Kallithea and Koskinou village provide guests with access to traditional tavernas, shops, and other amenities. Positioned along the eastern coast of Rhodes, Kallithea features renowned spa baths and picturesque beaches, characterized by charming inlets, coves, and sculpted rock formations. Activities such as diving, snorkelling, and various watersports are popular among visitors. The historic Kallithea Spa, constructed in 1920 by the Italians, has been restored and is a notable attraction. Many guests are drawn to the area for its pristine waters and scenic landscapes, with Kallithea Springs a mere five-minute drive from the villa.

Koskinou, regarded as one of the most attractive villages in Rhodes, is renowned for its vibrantly painted houses and annual summer festival celebrating St. Marina. Visitors to Koskinou can indulge in traditional cuisine and local wines at tavernas while exploring its labyrinthine cobblestone streets adorned with colourful facades, doors, and windows dating back to the 17th and 18th centuries. The village boasts a rich history dating back to the 4th century AD, with attractions including a medieval castle and ancient chapels.

Faliraki offers a bustling atmosphere with a plethora of hotels, bars, restaurants, and a sprawling sandy beach ideal for watersports and sunbathing. The beach extends for nearly 5km from the harbour and features amenities such as an inflatable park for children. Watersport enthusiasts can partake in various activities, including bungee jumping, while the vibrant nightlife scene boasts numerous dining options, bars, and nightclubs. Families often enjoy excursions to the Faliraki Water Park for entertainment.

The enchanting Old Town of Rhodes is a labyrinth of bustling streets and serene alleys, recognized as the oldest inhabited medieval town in Europe and designated



as a UNESCO World Cultural Heritage site. The Old Town's architectural treasures include Byzantine and Gothic churches, medieval structures, mosques, and traditional fountains, alongside boutique shops and restaurants. Key attractions include the Palace of the Grand Master, the Archaeological Museum housed in the Gothic building of the Great Hospital of the Knights, Knight's Street, and various mosques.

## Local Amenities

Nearest Airport	<b>Rhodes International Airport</b> (18.7 km)
Nearest Town/City	<b>Rhodes</b> (7 km)
Nearest Restaurant	<b>Kavourakia Fish Restaurant</b> (1.4 km)
Nearest Supermarket	<b>Samourakis Supermarket</b> (850 m)
Nearest Beach	<b>Kallithea Beach</b> (2.1 km)

## What we love

- Villa Kilkis' terrace, garden and pool is astounding. Barbecue masters will love the outdoor cooking area and guests adore the shaded alfresco dining and lounge areas
- Koskinou is such a pretty village, brightly coloured and brimming with vibrant flower arrangements and gorgeous gardens
- The villa is beautifully presented in calm, mellow tones and with gorgeous contemporary furnishings

## What you should know...

- The villa comes with four bedrooms, all with en-suite bathrooms and either balcony or terrace access
- One of the bedrooms is situated on the ground floor with direct access to the pool terrace

# Terms & Conditions

- **Security deposit:** €1000 to be collected on arrival by credit card and to be refunded in full subject to a damage inspection on departure.
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Changeover day:** Flexible
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** No smoking
- **Minimum stay:** Please note that there is a 6-night minimum stay, this may be increased across peak dates
- **Tax:** Environmental tax - €5/per night - paid upon arrival
- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on 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