

Villa Khamai

Region: Athens Riviera **Sleeps:** 10

Overview

Enter the age of elegance when you take a vacation in Villa Khamai, in the exclusive residential district of jet-set Chamolia, on the eastern Attica coast of the Greek mainland, on the Aegean Sea. This timeless detached villa is built over three spacious storeys, on a one thousand square metre plot of land, and only twenty minutes from Athens' international airport.

The villa itself is a roomy six hundred square metres, with six large bedrooms, and four bathrooms, and can comfortably accommodate up to ten guests, ideal for a large family or friends get-together. Villa Khamai is set in its own gracious grounds and gardens, with lush manicured green lawns, and a tiled terrace with a centre piece private swimming pool, surrounded by mature tall trees for privacy, and indigenous bushes and shrubs in season. From the balconies and terraces, you can see the azure waters of the Aegean Sea, and the villa is within walking distance of the nearest beach. Villa Khamai comes with its own private parking and underground garage with storage space and has immediate access to the house. Complimentary air conditioning and Wi-Fi are included throughout, as well as a dedicated workstation with a computer screen. Meticulous attention to detail has been paid to the design of Villa Khamai, using only the finest quality fixtures and fittings, the very best quality marble, and impressive dark wood doors and parquet flooring. The classic interiors are decorated with crisp clean white walls, furnished with stylish luxury living pieces, and original art adorns the walls.

Enter the villa through the wrought iron gates, and take the garden path past manicured lawns, to the front door, which opens to reveal a light and airy open-plan living space. The inviting seating area has a marble floor, and a splendid crystal chandelier, with a white L-shaped sofa, a



wooden coffee table, and a flat-screen television. The adjacent dining area is delightfully staged with a twinkling chandelier, and billowing dove grey curtains, there is a seriously smart round wooden table, and upholstered chairs, with a black marble sideboard, ideal for some impressive indoor entertaining. The large stone beige kitchen is fully equipped with everything you will need to cater for your holiday, including a built-in oven and hob, a family-size fridge freezer, and a six-seater dining set, ideal for a breakfast meet-up to plan the day. Take the marble and wooden fret-work staircase to the first and second floors where there are six spacious bedrooms. The master bedroom has a large double bed, a built-in wooden bookcase which is home to a flat-screen television, a walk-in wardrobe, and an ensuite bathroom with a bath, as well as a sea view fully furnished soft seating balcony. There are a further three bedrooms with double beds, two rooms with single beds, and three modern bathrooms with walk-in showers, hand basins, and WCs.

Villa Khamai comes complete with a full-size Finnish-style wood sauna, and an adjacent shower room, where you can cleanse your cares away. The exquisite tiled terrace and gardens can be accessed via the living space and outdoor staircases from the first floor. The ladder entry private swimming pool takes pride in place, with a pergola-covered lawn, that is just right for sunbathing in the shade. There is an outdoor dining set, ideal for eating alfresco and serving cocktails under a setting sun.

Facilities

Watersports • Wi-Fi/Internet • Air-Con • Maid Service Available • Walk to Village • Beach Nearby • Walk to Beach • Private Pool • DVD • Indoor Games • Instagrammable • Modern • Transfers Available • Catering Available • Self-Catered • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • <1hr to Airport • Coffee Machine • Safety Deposit Box • TV • Heating • Parking Space • Seaview • Sailing • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

Interior & Grounds

The Villa

Villa Khamai is a 6 bedroom villa sleeping up to 10 guests, with private pool and sea views

Ground floor:

- Fully equipped kitchen
- Seating area
- Dining area

First and second floors:

- Master bedroom with ensuite and a fully furnished balcony
- 3x Double bedrooms
- 2x single bed bedrooms
- 3x Bathrooms

Outdoor:

- Private swimming pool
- Manicured lawns
- Mature trees and shrubs
- Pergola
- Outside dining set

Additional Facilities

- 3 storey detached villa
- 600sqm property
- 1000sqm grounds
- 2 mins walk to the beach
- Private parking
- Finnish style sauna

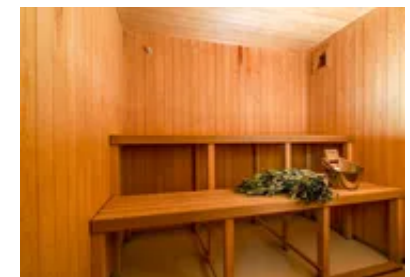
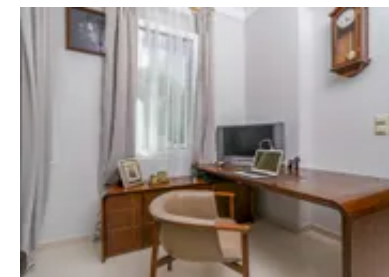
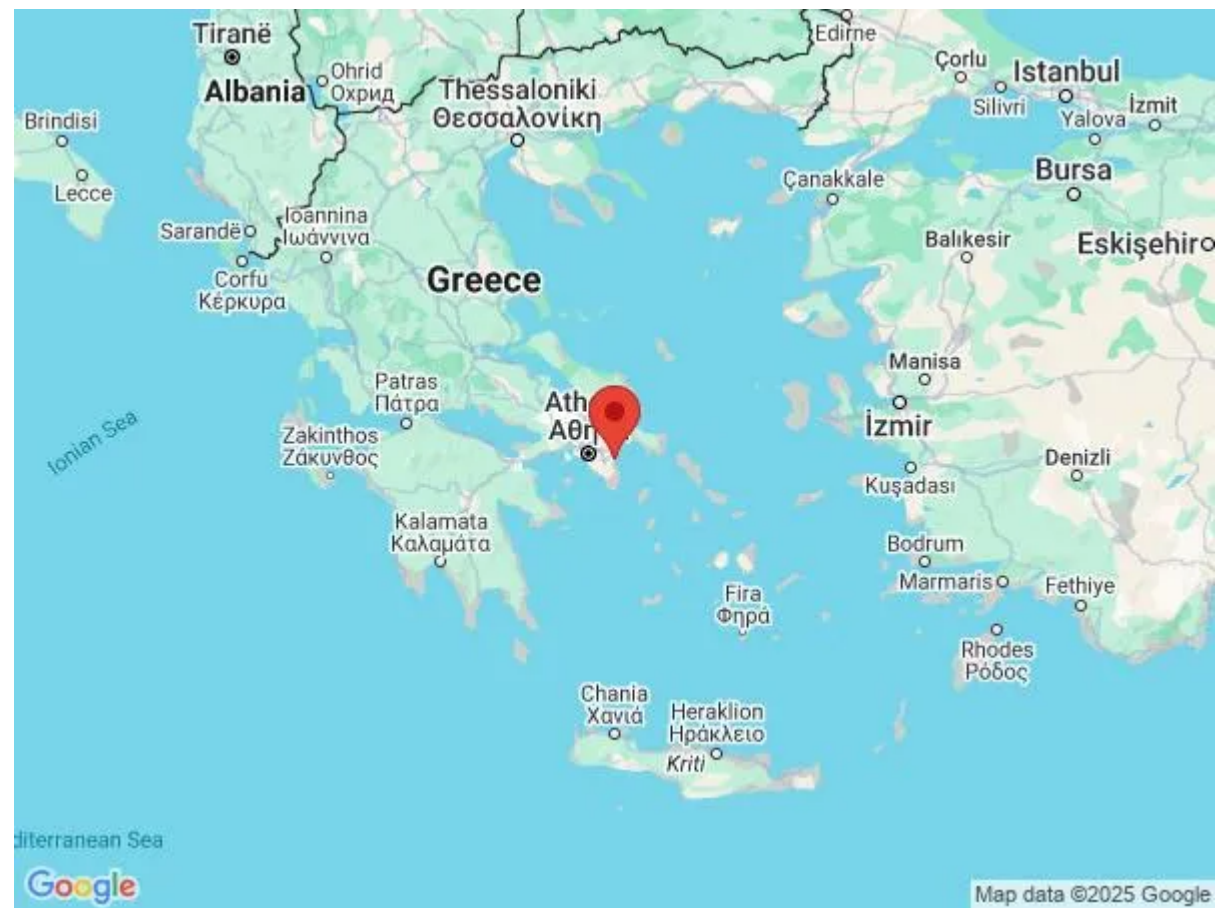


Location & Local Information

Villa Khamai can be found in the exclusive residential area of Chamolia, on the east coast of the province of Attica, on mainland Greece, with sweeping views of the azure Aegean Sea. The villa is just twenty minutes from Athens International Airport and twenty-five minutes into the city itself. The surrounding area is a model prototype for the NATURA 2000 project, with an amphitheatre view, within the largest pine forest in Athens.

Glyfada Beach is an easy two-minute walk away, whilst the town centre is just three minutes away, where you can get provisions for your holiday, and enjoy a coffee in a café, ouzo in a bar, and some freshly caught seafood by the sea shore. Within walking distance is the famous Temple of Artemis at Brauron. This sacred spot that dates from neolithic times is one of the twelve ancient sites of Attica, Built in the sixth century BC, the site is home to an original classic stone bridge, sacred springs, a Pi-shaped stoa, and cave shrines. After walking around the ruins, make your way to the Archaeological Museum of Brauron, where you can see a collection of ancient artefacts discovered in the area. Nearby is the Vravrona Signal Tower, which was built by the Burgundians in the thirteenth century, and used to send smoke signals to warn of invading pirates.

Make sure you make a visit to Marathon, and see the Tymbos Athenian soldiers vaulted tomb, its Archaeological Museum, and the artificial lake, ending at the beach. For some fun in the sun, the Attica coastline is populated with some stunning beaches. Recommended ones include the ten-kilometre Schinias which ends in the pine forests of Marathon Bay, and the organised Vouliagmeni, which requires an entry ticket to enjoy the fabulous facilities, including a park, tennis and volleyball courts, water sports, especially surfing, and cafes and bars, whilst Sounio boasts the adjacent National Park and the 444BC Temple of Poseidon. The area is known for its fabulous water sports, windsurfing, sea kayaking, snorkelling, and scuba diving, and if you aren't already proficient in these activities, there are plenty of schools to teach you.



For those who prefer to be on the water, there are lots of local boat trips, whether it's thrill-seeking in a RIB, sharing traditional caiques and island hopping, or chartering your own yacht with a captain, who can take you to beautiful bays and secret coves. Landlubbers may prefer a buggy tour around the many ancient sites and sights, whilst nature lovers can discover the local flora and fauna following the forests and ready-made trails of Sounio National Park and the CHOAS crater. Further afield is the charming resort of Palaia Fokea a seaside town on the Saronic Gulf, famous for its deep sea fishing, and Paralia Katafygia, a beach divided into two parts by an old church.

The town of Lavrio is home to silver mines of Greek antiquity, as far back as the eleventh century BC, and then view their history in the local Archaeological Museum and the Mineralogical Museum. After all that activity and sightseeing you've earned a treat, enjoy a glass of wine or two at the Strofilia Estate Winery, where you can taste the homegrown vintages. Make your way back to ancient Athens where you can walk up to the Acropolis, watch the changing of the Greek guard in Syntagma Square, marvel at the Parthenon, see the treasures in the Acropolis Museum, and watch the sunset at the Temple of Zeus.

Local Amenities

Nearest Airport	Athens International Airport (19.7 km)
Nearest Ferry Port	Rafina Port (17.7 km)
Nearest City	Athens (40 km)
Nearest Town	Porto Rafti (6 km)
Nearest Beach	Chamolia Beach (1.4 km)

What we love

- Villa Khamai is set in the loveliest grounds and gardens, manicured lawns, tall trees that give shade and privacy, and a terrace with a sea view
- The master bedroom at Villa Khamai is exceptional, with a big double bed, built-in bookcases, sea view balcony, walk-in wardrobes and an ensuite bathroom with a bath
- The attention to detail and finest quality materials and craftsmanship really make staying here special, including the perfect parquet floors, the fret-work wooden staircase, and the carved and gilded marble
- Villa Khamai is built in the Natura 2000 Zone, a unique area surrounded by pine forests, and near to the sea, this exclusive residential area benefits from all that is best in nature

What you should know...

- To make the most of your holiday we recommend hiring a car
- The best sea views are enjoyed from the bedroom balconies
- Four of the bedrooms are double beds, two are single rooms with just one bed, ideal for a large family holiday, or friends get together

Terms & Conditions

- **Security deposit:** €2500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 14.30 to 23.59
- **Departure time:** 8.00 to 12.00
- **Energy costs included?:** Yes, Included in rental price.
- **Linen & towels included?:** Yes, Included in 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.
- **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?:** Not permitted
- **Minimum stay:**
- **Heating costs included?:** Yes, Included in rental price.
- **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