

Villa Bouka 1

Region: Peloponnese Sleeps: 4

Overview

Scenic views, modern luxury and lush green foliage — Villa Bouka 1 is an all-season getaway in the Greek city of Kalamata. Set against the glorious Peloponnese mountains, it comfortably sleeps four adults in two bedrooms.

Spend hours of recreational time on the expansive open deck, surrounded by fragrant olive groves. Follow it up with a refreshing dip in the private outdoor pool, laze on comfy lounge chairs or catch some sun in the well-manicured garden. Al-fresco dining arrangements are provided, ideal for hearty meals.

The indoor-outdoor living area is bright and inviting, with natural colours and dewy white walls. Large glass sliders allow ample sunshine to flow in throughout. Tuck in for intimate meals at the adjacent dining table, the kitchen is fully functioning, kitted with wooden countertops and modern cabinetry. Call it a night in the two cosy bedrooms, while the master features king-size bed with ensuite and pool views, the other is equipped with twin beds.

Villa Bouka 1 guarantees a luxurious home-like experience with a variety of things to do nearby. Expect high-quality accommodation with ample space for families and couples to rejuvenate and unwind.

Facilities

Historical Sites • Villa • Watersports • Air-Con • Walk to Village • Boat Trips • Private Pool • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Maid Service Available • Walk to Beach • Instagrammable • Beach Nearby • Modern • <1hr to Airport • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Pre-Stocked Fridge Available • Transfers Available



Interior & Grounds

The Villa

Interior:

- Master bedroom with ensuite
- Twin bedroom
- Bathroom
- Fully equipped kitchen
- Dining area
- Living area

Exterior:

- Private pool
- Parking

Additional Facilities

- Open deck/terrace
- Parking space/garage
- Refrigerator
- Kitchen appliances
- Lounge chairs
- Outdoor seating



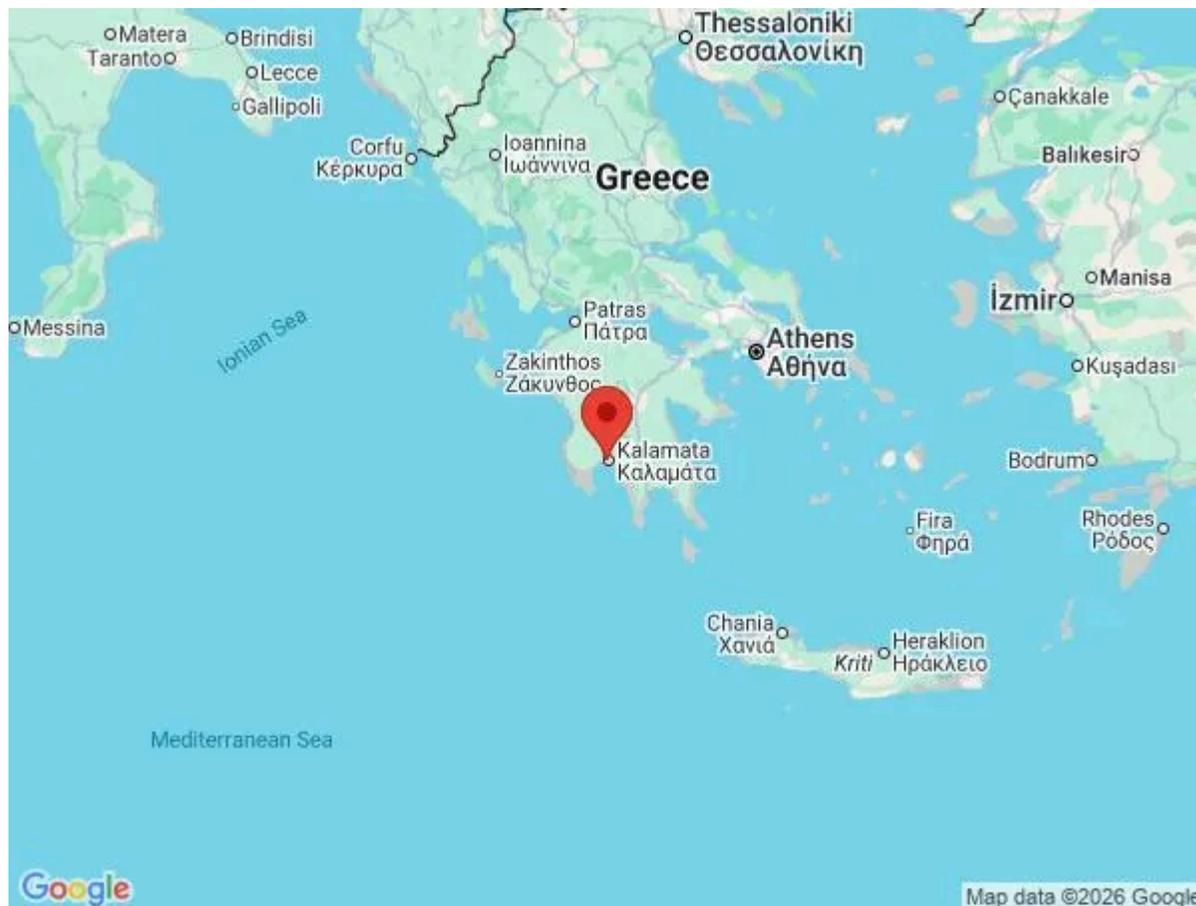
Location & Local Information

Villa Bouka 1 is located in one of Greece's most stunning destinations. A haven for vacationers, Kalamata boasts a dazzling mix of seafront attractions and sweeping landscapes. Historically known as Kalamai or Fares in Homer's day, it's set in the southwest region of Peloponnese. The city is situated in the Messinian Gulf at the base of Mount Kalathi (on the edge of Taygetos). It serves as the prefecture of Messenia's capital and a port for southern mainland Greece.

A treasure trove of picturesque beaches, Kalamata remains ever-popular among water sports enthusiasts. With a 5 km stretch of sultry sands from Verga to the city's port, you're promised a myriad of seafront hotels, eateries and bars. Rista Beach is just down the road from the villa. Its azure blue waters are ideal for fishing, canoeing and snorkelling. Other popular choices include Chalikias, Salio, Dolphins, Kalamitsi, Foneas and Neo Proastio.

Spend an afternoon foraging the cobblestone streets of Old Kardamyli. Go cafe hopping or marvel at the grand Tower of Mourtzinos. Visit the gorgeous church of Agios Spiridon. Built in Byzantium, it features an impressive belfry. There are several charming villages near Kardamyli that are well worth a visit. Enjoy the scenic beaches of Stoupa and savour the unique Byzantine culture in Agios Nikolaos. Check out the hidden gems of Itilo and Areopolis or explore the fascinating Diros caves.

You're sure to have an enriching time at the Museum of Victoria G Karelia, dive into the country's fascinating history and get a taste of its spell-binding culture. Take an exclusive media tour and learn all about traditional Greek costumes.



Local Amenities

Nearest Airport	Kalamata International Airport (7.3km)
Nearest Restaurant	Taverna Argo (1.9km)

Nearest Beach	(300 m)
Nearest Supermarket	Sklaenitis Supermarket (2km)
Sightseeing	Victoria Karelias collection of Greek costumes (4.1km)

What we love

- 7km from the airport and an hour's drive from the hamlet of Kardamyli, Villa Bouka 1 couldn't be better located. A 2-and-a-half-hour drive will take you to the city of Athens, known for its well-preserved sculptures and captivating heritage sites from ancient Greece.
- A local teacher does a unique style of workout, in the form of animal movements.
- The villa is adjacent to Villa Bouka 2 (<https://www.oliverstravels.com/greece/peloponnese/villa-bouka-2/>), allowing big groups the option to book both properties together.

What you should know...

- The villa is semi detached, but separate entrances / driveways, you can book the neighbouring villa (<https://www.oliverstravels.com/greece/peloponnese/villa-bouka-2/>)too.
- Kids need to be under parental supervision, especially in the pool.

Terms & Conditions

- **Security deposit:** None stated.
- **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?:** Pets up to 10kg are accepted upon request with an additional charge of 25 euros per pet per stay. Only 1 pet per room is allowed. Pet mattress, water and food bowl are provided. Vaccination certificate is required.
- **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:** 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?:** Smoking & Vaping are not permitted.
- **Other 2:** Additional charges (50% of the daily rate) apply to early check-in / late check-out.
- **Other 3:** During the Festive season rates from Mid-season will apply.
- **Minimum stay:** A minimum of 3 nights is required during the High Season, Bank Holidays of 28th of October, 25th of March, Easter period 30 April 4 May 2026, and Festive Season 24/12/25-06/01/2026.
- **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