

# Villa Bouka 2

**Region:** Peloponnese **Sleeps:** 4

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## Overview

Set against the sweeping Peloponnese mountains in Greece, Villa Bouka 2 is a 2-bedroom luxury estate for four guests. Nestled in the vibrant city of Kalamata, it's flanked by azure waters and lush foliage, making it a dream destination for travellers of all kinds.

Spend hours on the spacious open deck, surrounded by fragrant olive groves. Follow it up with a refreshing dip in the private outdoor pool. Or, stretch out on comfy lounge chairs and unwind for hours. Well-manicured gardens offer plenty of room for kids to run around and have a gala time. Spend your evenings relaxing under the tropical sun and dine al-fresco in the large seating area provided outside. The interiors are equally stunning. Blending rustic, old-world charm with modern amenities, it offers a mix of the past and present, old and new. Charming boho accents with contemporary fixtures add a flavour of their own. Despite the airy and open-plan structure of the villa, guests are promised an aura of solitude and intimacy.

The indoor-outdoor living area is bright and luscious, washed in neutral colours and dewy white walls. Glossy wooden elements offer a synergy of comfort and style. Make yourself cosy on the puffy sofa and watch TV all day. Large glass sliders allow ample sunlight. Grab a seat at the indoor dining table and bond over hearty meals. The kitchen is fully functioning, kitted with wooden countertops and sleek cabinetry. Call it a night in the two bedrooms, while the master features a king-size bed and en suite with pool views, the other is kitted with twin beds and a separate bathroom.

Villa Bouka 2 guarantees a home-like experience with a range of things to do nearby. Head to the picturesque Kalamata Beach, just 300 meters away. Sail across its



teeming waters on a luxury yacht or sign up for a yoga class and enjoy mornings of tranquillity.

## Facilities

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

# Interior & Grounds

## The Villa

Villa Bouka 2 is a 2 bedroom villa sleeping up to 4 guests, with a private terrace and swimming pool.

### Interior:

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

### Outdoor:

- Private pool
- Parking

### Additional Facilities

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





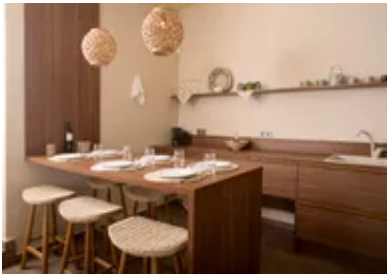
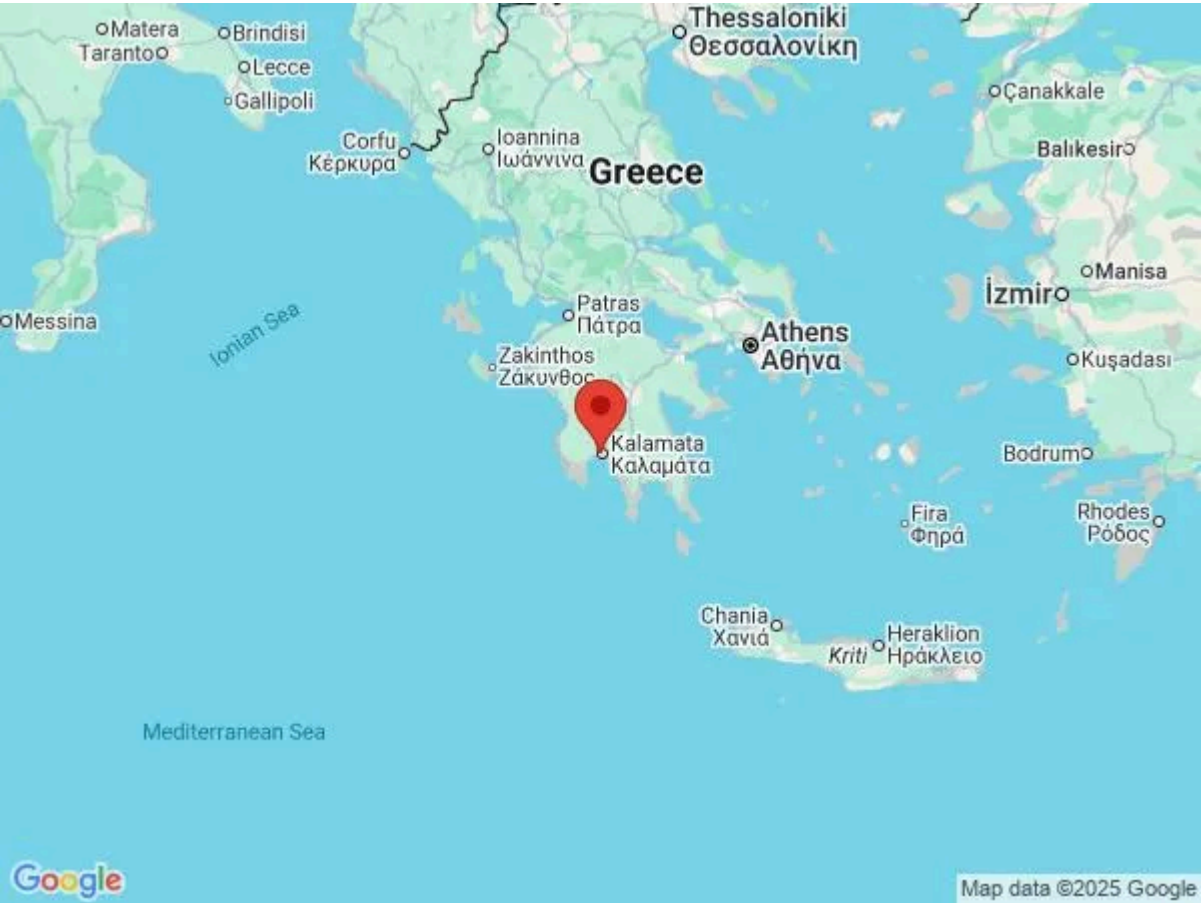
# Location & Local Information

Villa Bouka 2 is nestled in one of Greece’s most gorgeous destinations. Kalamata boasts a dazzling mix of seafront attractions and swaying 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 striking beaches, Kalamata remains ever-popular among watersport enthusiasts. With a 5 km stretch of sultry sands from Verga to the city’s port, it offers a myriad of oceanfront hotels, restaurants and bars. Rista Beach is just down the road from the villa. Its lapping waves 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 glorious Tower of Mourtzinos. Visit the age-stained 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 stunning 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 Karelias. Dive into the country’s captivating 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	Marina Sakis Restaurant (1.9km)

Nearest Beach	<b>Paralia Ditikis</b> <b>(1.3km)</b>
Nearest Supermarket	<b>Sklavenitis Supermarket</b> <b>(2km)</b>
Sightseeing	<b>Archaeological Museum</b> <b>(3.6km)</b>

## What we love

- 7km from the airport and an hour's drive from the hamlet of Kardamili, Villa Bouka 2 has an enviable location. A 2-and-a-half-hour drive will take you to the historic city of Athens.
- There is a local unique fitness class in animal movement, a unique style of workout imitating animal movements.
- The villa is adjacent to Villa Bouka 1 (<https://www.oliverstravels.com/greece/peloponnese/villa-bouka-1/>), allowing large families and groups the option to book both properties together.

## What you should know...

- Villa Bouka 2 is semi detached with Villa Bouka 1 (<https://www.oliverstravels.com/greece/peloponnese/villa-bouka-1/>), both villas have their own driveway.
- Kids need to be monitored, especially in the pool area.

# 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 available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **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