

# Villa Aristides

**Region:** Peloponnese   **Sleeps:** 10

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## Overview

Indulge in the epitome of coastal luxury at Villa Aristides, nestled in the picturesque village of Kitries, Greece. This five-bedroom haven offers a sanctuary for up to eleven guests, blending tranquility with contemporary elegance. Awaken to panoramic views of the Messinian gulf and embark on adventures in nearby Kalamata, just a short 15-minute drive away.

Within the villa, three spacious apartments provide ample room for families and groups to unwind. Step into the pristine garden and follow the path to your private slice of paradise on the secluded beach. Lounge under the Grecian sun or take a refreshing dip in the luxurious private pool on the open deck.

Inside, the villa exudes sophistication with chic, minimalist interiors bathed in natural light. Three inviting living rooms offer spaces to relax and connect, while open-plan kitchens beckon culinary adventures. From savouring Greek delicacies to sipping cocktails on the balcony, every moment is a celebration of Mediterranean living. Retreat to one of the four master bedrooms, each boasting plush double beds and en-suite bathrooms, or opt for the attic's double bedroom overlooking the azure horizon.

Embrace outdoor living with expansive terraces perfect for starlit dinners and morning coffee rituals. Whether hiking in the hills or indulging in spa treatments, Villa Aristides promises an unforgettable escape immersed in Greek charm and coastal bliss.



## Facilities

Chef/Cook Available • Beachfront • Watersports • Walk to Village • Laptop Friendly Workspace • Villa • Cots (Cribs) • Maid Service Available • Walk to Beach • Beach Nearby • Air-Con • Wi-Fi/Internet • Instagrammable • Modern • Pre-Stocked Fridge Available • Transfers Available • Catering Available • Self-Catered • Private Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Heating • Parking Space • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

Villa Aristides is a 5 bedroom complex sleeping up to 10 guests over 3 separate apartments, with private pool and sea views

### *Top Floor Apartment*

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

### *Middle Floor Apartment*

- 2x Master bedroom with en suites
- Living room
- Fully equipped kitchen
- Dining area

### *Ground Floor Apartment*

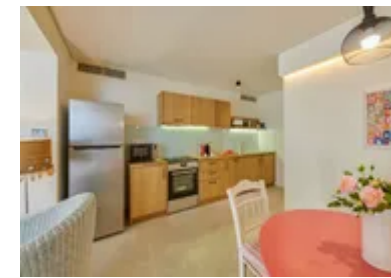
- Master bedroom
- Bathroom
- Fully equipped kitchen
- Dining area
- Living room

### *Outdoor*

- Swimming pool
- Open deck/Terrace
- Dining area
- Access to secluded beach
- Parking

### **Additional Facilities**

- Refrigerator
- Air conditioning
- Kitchen Appliances
- Bathroom amenities
- Fireplace
- Nespresso coffee machine
- Dishwasher



# Location & Local Information

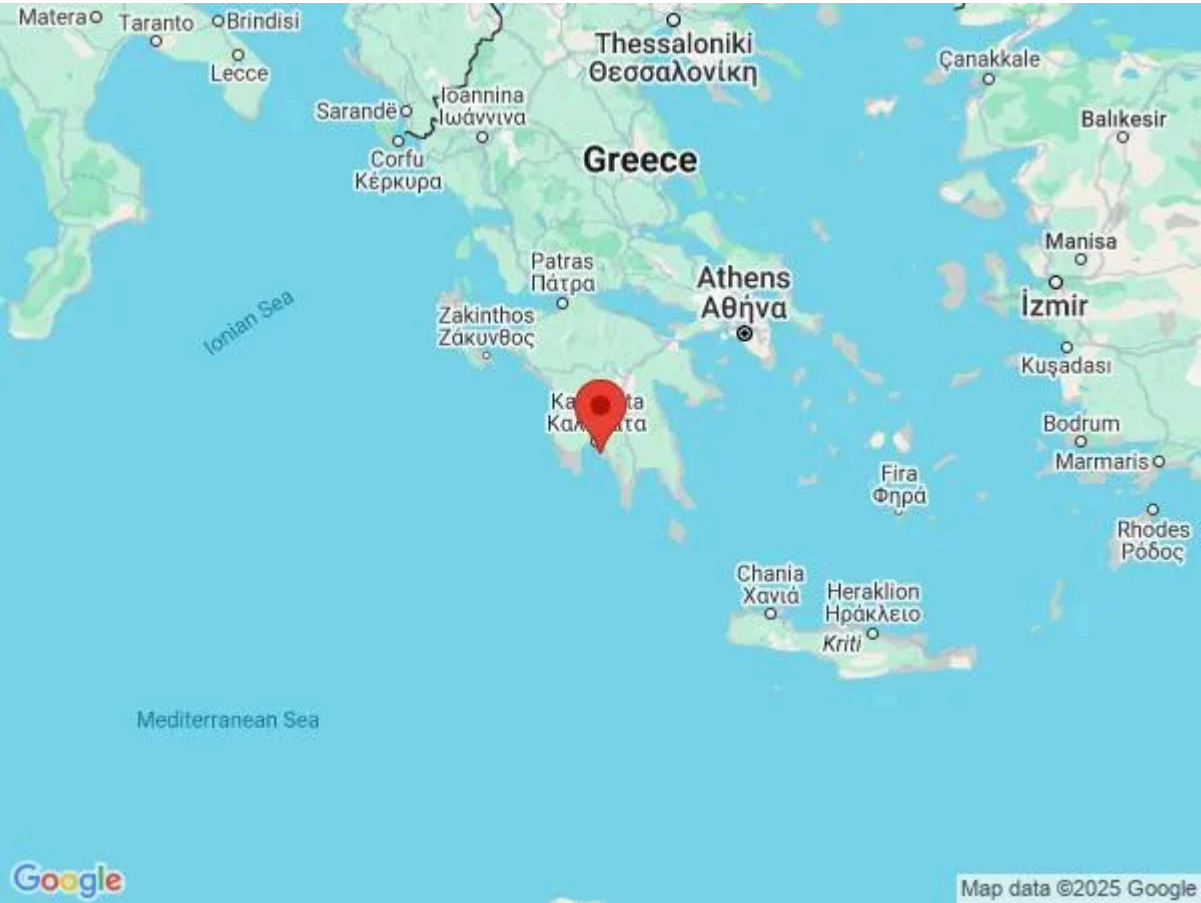
Teeming with eateries and scenic points, Villa Aristides’s location is ideal. The neighbourhood is a delightful blend of activities and marvellous walks. Witness the archaeological sites of Ancient Messini and take road trips across the breathtaking Mani peninsula. Adventure junkies will love diving, snorkelling and canoeing in lush Mediterranean waters. Dig into aromatic local seafood in Kitries Village, only 5 mins on foot. A half an hour's drive will take you to Kalamata International Airport, while Athens International Airport is 2 and a half hours away.

The vibrant town of Kalamata is a 15-min drive from the villa. A treasure trove of stunning beaches and beautiful coastlines, it’s home to a myriad of Seaview hotels, restaurants and bars. The scenic Rista Beach is a favourite among watersport enthusiasts. Dip your feet in emerald waters or spend an afternoon parasailing and scuba diving. Rent a kayak and explore the awe-inspiring beaches of Stoupa and soak in the unique Byzantine culture in Agios Nikolaos. Go mountain biking or hike up to the top of Taygetos, the highest peak of the Peloponnese. Other popular attractions include Chalikias, Salio and Kalamitsi.

You’re sure to have an unforgettable time at the Museum of Victoria G Karelias. Learn about the country’s fascinating history and get an insight into its captivating culture. There are several charming villages in the area that are well worth a visit. Explore the hidden gems of Itilo and Areopolis or plan a trip to the captivating Diros caves. The cobblestone streets of Old Kardamyli have a charm of their own. Go cafe hopping or marvel at the fascinating Tower of Mourtzinis. Visit the age-soaked church of Agios Spiridon. Built in Byzantium, it boasts a striking belfry.

## Local Amenities

Nearest Airport	Kalamata International Airport (26.4km)
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Nearest Restaurant	<b>Restaurant Gaitanaros (450m)</b>
Nearest Beach	<b>Kitries Beach (49m)</b>
Nearest Supermarket	<b>Mini Market (3.1km)</b>
Sightseeing	<b>Mani Cruises (23km)</b>

## What we love

- The villa features a chlorine-free pool, keeping in mind utmost safety and hygiene.
- A tiny staircase leads to a semi-private beach, perfect for swimming and enjoying the Mediterranean Sea.
- Guests can enrol for a HIIT bootcamp session or check with the staff for an exclusive tour and travel services. Villa Aristides offers something for everyone.
- The villa boasts comfortable rooms with easy access to the garden and pool area. Wake up to glorious sea views and enjoy mornings of serenity.
- Lots of tavernas nearby and beautiful sea views, plus a nice breeze to keep you cool in those barmy summer days

## What you should know...

- The villa comprises three apartments, one on each floor. Every apartment comes with its own living area, kitchen and bedrooms.
- Younger kids must always be under adult supervision, particularly in the pool area.

# Terms & Conditions

- **Security deposit:** None stated. July to 11th September 3 Nights, all other dates 2 Nights.
- **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?:** 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.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **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