

# Villa Kiprou

Region: Rethymno Sleeps: 8

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## Overview

Located amidst the serene beauty of the Cretan landscape, Villa Kiprou stands as a beacon of tranquillity near the picturesque town of Kyrianna. Perched just fifteen kilometres southeast of Rethymno, this enchanting bungalow holiday villa offers a sanctuary where the wonders of nature seamlessly blend with modern comforts.

As you step into Villa Kiprou, you are greeted by a harmonious fusion of space and elegance. The interior unfolds into two distinct living spaces, each boasting its own array of amenities, making it perfect for two families or larger groups seeking both togetherness and privacy. The central hub of the villa is the inviting living room, seamlessly connected to a fully equipped kitchen, where culinary delights can be shared and memories made.

The bedrooms exude warmth and comfort, offering respite after a day of exploration. With two double bedrooms and two twin bedrooms, Villa Kiprou accommodates up to eight guests with ease. Bathrooms adorned with modern fixtures provide convenience, with a separate toilet ensuring utmost comfort for all guests.

Beyond the threshold lies a haven of relaxation and recreation. The azure waters of the private swimming pool beckon, inviting you to immerse yourself in blissful serenity. Surrounded by lush greenery and framed by breathtaking views of the sea and mountains, the pool area becomes a sanctuary for unwinding under the warm Mediterranean sun. Eight sun loungers offer the perfect spot for basking in the golden glow, while umbrellas provide shade for those seeking refuge from the midday heat.

The expansive garden extends an invitation to revel in the

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joys of al fresco living. A barbecue area beckons culinary enthusiasts to indulge in gastronomic delights, while a rooftop lounging space offers a tranquil retreat for savouring panoramic vistas with a refreshing drink in hand. An outdoor shower provides a refreshing respite after a dip in the pool, while private parking ensures hassle-free arrivals and departures.

Staying at Villa Kiprou, every moment is infused with the essence of Greek living, perfect for a holiday retreat amidst the timeless beauty of Crete's landscape.

## Facilities

Villa • Air-Con • Boat Trips • Private Pool • Sailing • Ideal for Kids • Historical Sites • Watersports • Walk to Village • Special Offer • Maid Service Available • Has Discount • Great Value • Ideal for Teens • Chef/Cook Available • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Satellite TV • Heating • Pre-Stocked Fridge Available • Transfers Available

# Interior & Grounds

## The Villa

### Interior:

- Living and dining room
- Fully equipped kitchen
- 2x Double bedrooms
- 2x Twin bedrooms
- Bathroom with toilet, shower and sink
- Bathroom with shower, sink and washing machine
- Separate toilet

### Exterior:

- Private pool
- Outside shower
- 8 Sun loungers
- 2 Umbrellas
- Private parking
- Big open garden
- Barbecue
- Rooftop lounging with table and chairs

### Additional Facilities

- 2 cots
- 1 high chair
- Swimming pool fence
- Air-Conditioning
- Dishwasher
- Washing machine



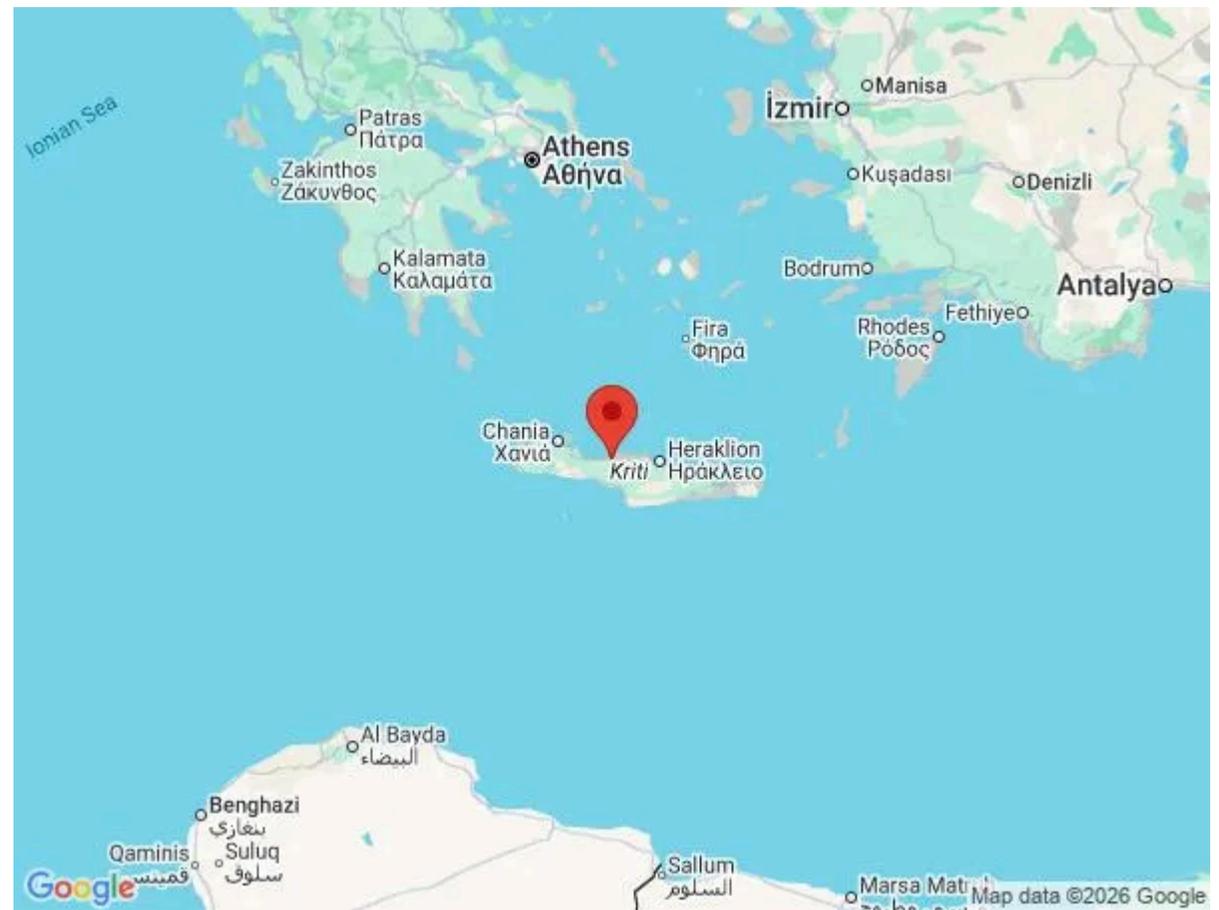
## Location & Local Information

Situated near the charming town of Kyrianna on the captivating island of Crete, Villa Kiprou offers a truly idyllic holiday escape. Surrounded by the awe-inspiring natural beauty of the Cretan landscape, this tranquil haven provides the perfect blend of relaxation and adventure. With its convenient location just fifteen kilometres southeast of Rethymno, guests have easy access to both the vibrant city life and the serene beaches of the region.

The surroundings of Villa Kiprou are characterised by stunning vistas of the sea and mountains, creating a mesmerising backdrop for unforgettable moments. White sandy beaches are just a stone's throw away, inviting guests to soak up the Mediterranean sun or indulge in water sports. Whether exploring the rich history and culture of nearby towns or simply basking in the tranquillity of the villa's surroundings, Villa Kiprou promises a holiday experience that is both rejuvenating and enchanting.

## Local Amenities

Nearest Airport	<b>Heraklion International Airport</b> (76.5 km)
Nearest Ferry Port	<b>Heraklion Port</b> (77 km)
Nearest Town/City	<b>Rethymno</b> (13.4 km)
Nearest Village	<b>Kirianna</b> (1 km)
Nearest Beach	<b>Beach Adelianos Kampos</b> (10.2 km)
Nearest Restaurant	<b>(1 km)</b>
Nearest Supermarket	<b>Mini Market</b> (800 m)



## What we love

- Enjoy two separate living spaces for added privacy, perfect for two families or larger groups.
- Immerse yourself in the serene ambience of the private swimming pool and expansive garden.
- Indulge in panoramic views of the sea and mountains while lounging on the rooftop terrace.

## What you should know...

- Kyrianna offers two small grocery stores which also sell freshly baked bread. All the necessary items can be found here.
- The villa is a bungalow, with all the living spaces and bedrooms on one floor.
- We recommend hiring a car to explore the island and all it has to offer!

# Terms & Conditions

- **Security deposit:** €200 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 15.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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?:** Extra €150 for 1-4 people/€250 above 5 persons, paid locally. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 4 nights
- **Internet access?:** Wi-Fi internet access included in rental price

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