

# Villa Kavouri

**Region:** Mykonos   **Sleeps:** 11

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## Overview

Located in the peaceful area of Kalafatis and within walking distance of the nearby beach, Villa Kavouri offers a comfortable and well-equipped base for travellers. Part of a collection of independent villas, the property combines elements of traditional Mykonian architecture with modern amenities, aiming to provide a calm and practical stay.

Upon entering the villa at ground level, guests are welcomed into a bright and spacious living room with large windows. The open-plan layout includes a fully equipped kitchen and a dining area, suitable for preparing and enjoying meals. This floor also features a double bedroom and a bathroom.

On the lower level, the villa accommodates four additional bedrooms and three bathrooms. A second living area, a small kitchen, and a laundry room offer added functionality for extended stays or larger groups.

The outdoor area has been designed for relaxation and leisure. A modern swimming pool serves as the central feature, surrounded by sun loungers and umbrellas. The area features a shaded lounge, an outdoor dining table beneath a wooden pergola, and a built-in barbecue for guests who enjoy cooking and dining outdoors. The surrounding landscaped garden contributes greenery and space for informal gatherings or for children to play, all while providing views of the sea.

Villa Kavouri is designed to accommodate a range of travellers, from families to couples, offering both privacy and easy access to local attractions. Its balance of traditional style and up-to-date facilities supports a convenient and restful experience in Mykonos.

## Facilities

BBQ • Washing Machine • Villa • Wi-Fi/Internet • Air-Con • Coffee Machine • Seaview • Hairdryer • Boat Trips • Sailing • Historical Sites • Watersports • Chef/Cook Available • Maid Service Available • Private Pool • DVD • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Microwave • Safety Deposit Box • Satellite TV • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### *Ground Floor:*

- Living room
- Fully equipped kitchen
- Dining area
- Bedroom 1: Double bed
- Bathroom

### *Lower Ground Floor:*

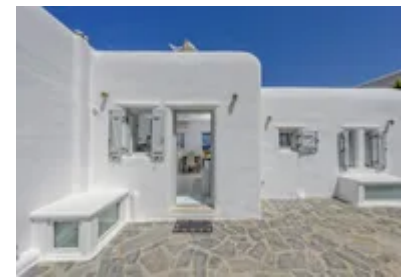
- Bedroom 2: Double bedroom with ensuite
- Bedroom 3: Double bedroom with ensuite
- Bedroom 4: Single bedroom
- Bedroom 5: Bedroom with bunk beds
- Small kitchen
- Living room
- Laundry room

### *Exterior:*

- Large modern pool
- Outdoor living space
- Dining area
- Elegant wooden pergola
- Built-in barbecue
- Parking

### **Additional Facilities**

- Wi-Fi
- Air-conditioning
- Toiletries
- Fresh sheets and towels
- Hair Dryer
- Washing machine
- Iron and ironing board



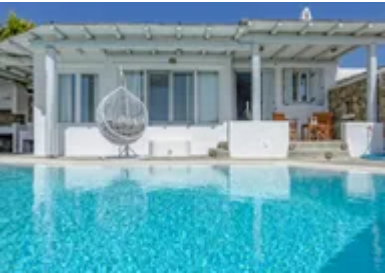
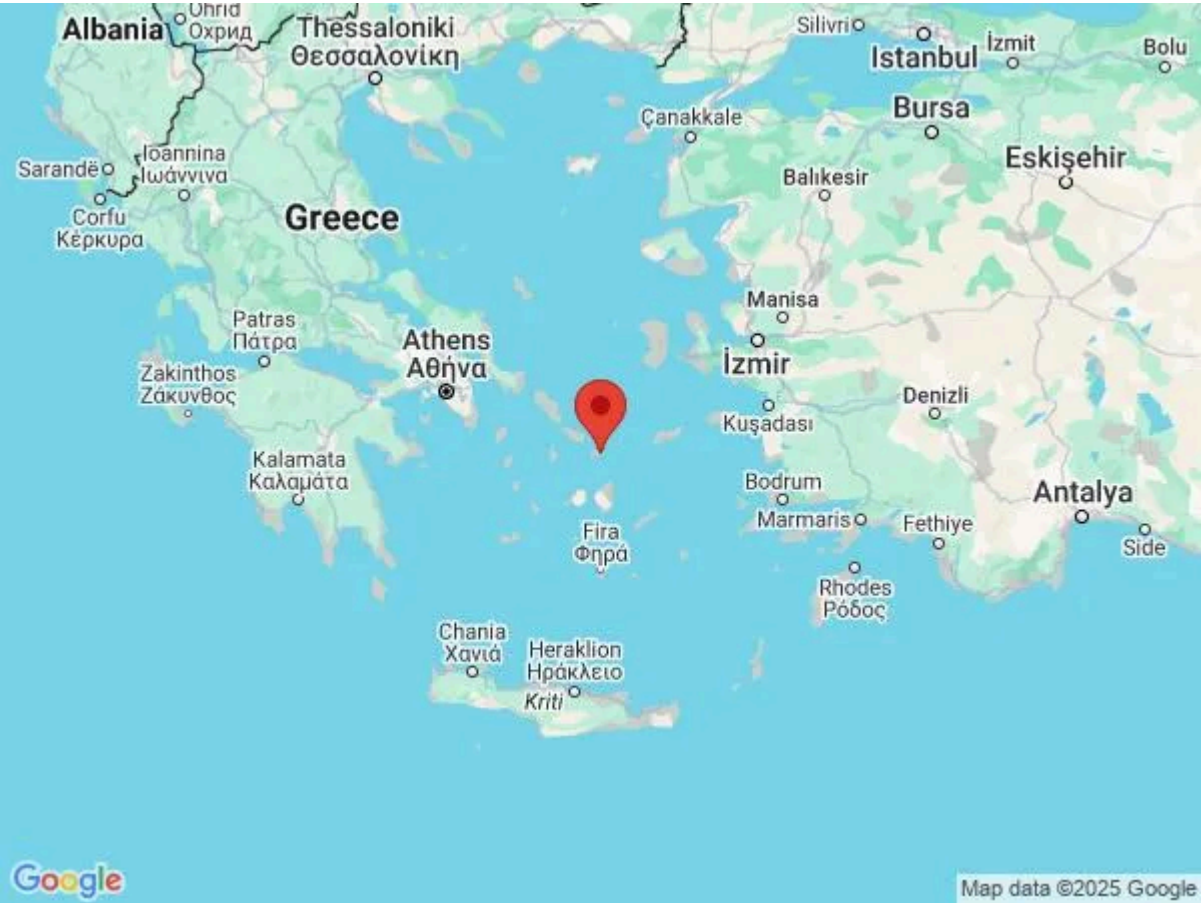
# Location & Local Information

Perched in the serene enclave of Kalafatis, Villa Kavouri offers an enchanting escape just moments away from the sun-drenched shores of Mykonos. Located in a peaceful area less than two kilometres from the beach, this idyllic retreat embodies the essence of island living, combining tranquillity with easy access to the island's vibrant attractions. Kalafatis Beach itself is renowned for its crystalline waters and golden sands, inviting guests to indulge in a plethora of water sports or simply unwind under the Mediterranean sun. Nearby, the quaint village of Ano Mera offers a glimpse into Mykonos' rich cultural heritage, with its charming tavernas and historic monastery.

Whether you seek adventure on the water, cultural exploration, or simply moments of serenity, Villa Kavouri provides the perfect launching pad for an unforgettable Mykonian holiday.

## Local Amenities

Nearest Airport	Mykonos International Airport (11.5 km)
Nearest Beach	Kalafati Beach (2.3 km)
Nearest Ferry Port	Mykonos Port (12 km)
Nearest Restaurant	 (1.7 km)
Nearest Village	Kalafati (2 km)



## What we love

- Tranquil location near Kalafatis Beach, perfect for water sports and sunbathing.
- Spacious interiors with modern amenities, including a fully equipped kitchen and air conditioning.
- Inviting outdoor space with a modern pool, shaded dining area, barbecue, and sea views.

## What you should know...

- The layout may not be suitable for those with mobility issues.
- The pool area lacks safety fencing, requiring vigilance with young children.
- Remote location may require a car for easy access to amenities.

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost
- **Arrival time:** 15.00
- **Departure time:** 11.00
- **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?:** Extra €200, added to balance. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** Not permitted
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 3 Nights - low season 4/5 Nights - mid/high season
- **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