

Villa Nikou

Region: Mykonos **Sleeps:** 10

Overview

Located on a hillside, Villa Nikou provides a peaceful retreat within walking distance of Kalafatis Beach. Inside, the villa features a blend of modern design and comfortable, welcoming elements. There are five bedrooms and five bathrooms, all thoughtfully furnished for comfort and convenience. The interior, with its white-painted walls and natural wooden accents, creates a tranquil atmosphere.

The villa is designed to promote relaxation. The living room, with built-in seating against stone walls, has an open-plan layout that fosters a sense of intimacy. The round dining table and modern kitchen, inspired by local cuisine, cater to those who enjoy cooking.

Outside, the private pool, surrounded by palm trees, offers views of the sea. Guests can enjoy the Mediterranean sun or dine outdoors in the ten-person dining area, complete with stone barbecues and built-in seating.

Set within two acres of gardens, Villa Nikou offers seclusion and serenity, while being a short drive from Mykonos Town. The nearby village of Ano Mera features a charming monastery, taverns, patisseries, and markets.

The island's well-known beaches—Elia, Kalo Livadi, Lia, and Ftelia—are easily accessible, each offering unique experiences. Whether seeking relaxation or adventure, Villa Nikou serves as a comfortable base for a memorable stay.

Facilities

Villa • Hairdryer • Boat Trips • Sailing • Historical Sites • Watersports • Seaview • TV • Walk to Beach • Air-Con • Wi-Fi/Internet • Maid Service Available • Private Pool • Beach Nearby • Wow Factor • Walk to Village •



Chef/Cook Available • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Safety Deposit Box • All Bedrooms En-Suite • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Interior

- Spacious open plan living room with TV
- Fully equipped kitchen
- Dining area
- Bedroom 1: Double bed with ensuite bathroom
- Bedroom 2: Double bed with ensuite bathroom
- Bedroom 3: Double bed with ensuite bathroom
- Bedroom 4: Double bed with ensuite bathroom
- Bedroom 5: Double bed with ensuite bathroom

Exterior

- Large private swimming pool
- 10-person outdoor dining room
- Stone bar with barbecue
- Built-in seating areas
- 2 acre plot
- Private parking for 4 cars

Additional Facilities

- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Hair Dryer
- Washing machine and dryer
- Heating
- Air-conditioning



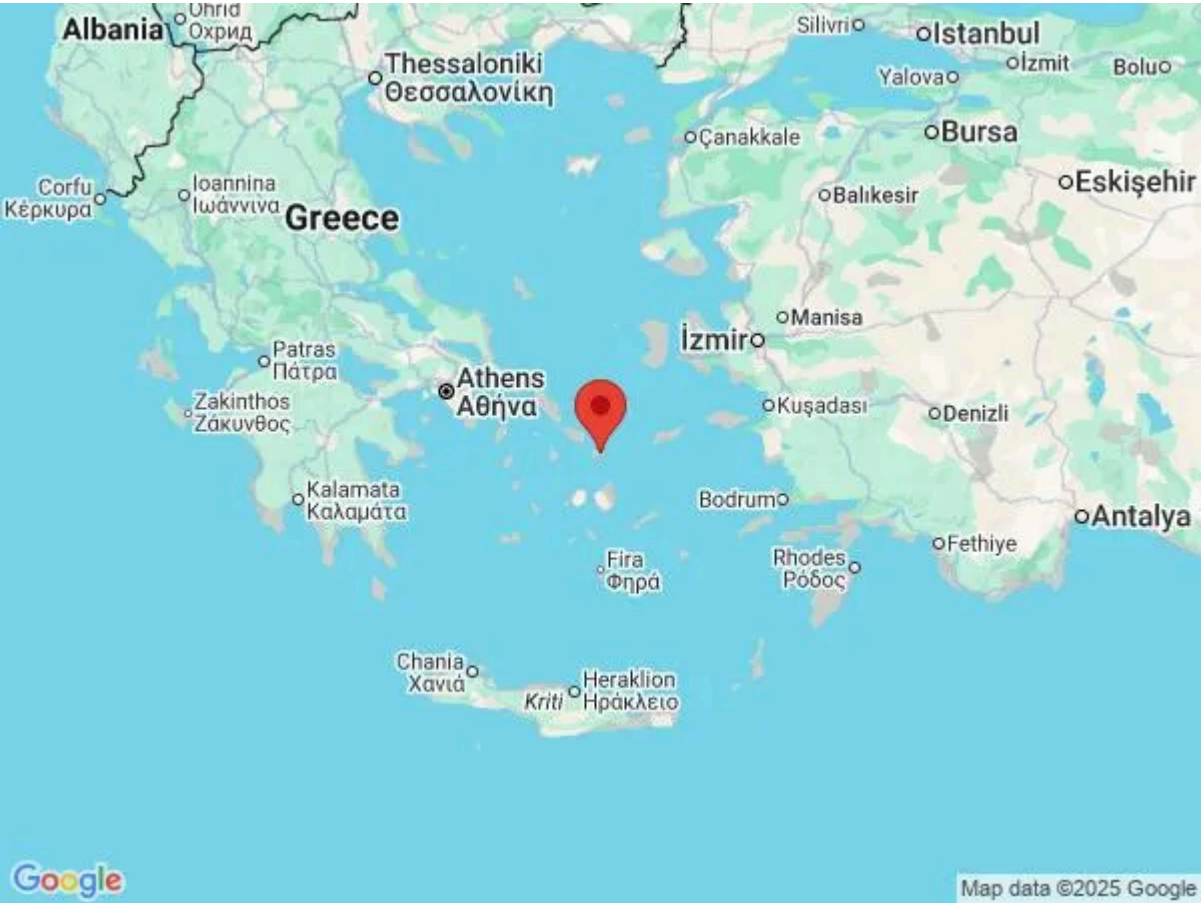
Location & Local Information

Perched on a gentle hillside overlooking the picturesque Kalafatis Beach, Villa Nikou offers a dreamy retreat on the enchanting island of Mykonos. Just eight hundred meters from the sparkling sea, the villa boasts a prime location that effortlessly combines tranquillity with convenience. Guests are treated to breathtaking views of the rocky landscape and the iconic Divounia hills, affectionately known as the "Breasts of Goddess Aphrodite" by locals.

This idyllic setting provides the perfect backdrop for a relaxing escape, where the soothing sound of the waves meets the gentle rustle of palm trees. With the charming village of Ano Mera nearby, complete with its quaint monastery and vibrant local culture, guests can immerse themselves in the authentic charm of Mykonos. Whether lounging by the private pool, exploring nearby beaches, or indulging in the island's renowned cuisine, Villa Nikou promises an unforgettable holiday experience.

Local Amenities

Nearest Airport	Mykonos International Airport (10.2 km)
Nearest Ferry Port	Mykonos Port (12.7 km)
Nearest Village	Kalafati (450 m)
Nearest Beach	Kalafati Beach (700 m)
Nearest Beach	Agia Anna Beach (400 m)
Nearest Restaurant	(1.6 km)



What we love

- Stunning views of Kalafatis Beach and the iconic Divounia hills create a picture-perfect backdrop for relaxation.
- Spacious interiors blend modern elegance with warm, inviting touches for a truly comfortable stay.
- A private pool area surrounded by lush gardens offers a tranquil retreat, perfect for soaking up the Mediterranean sun.

What you should know...

- Uneven terrain around the hillside property may require caution when navigating.
- Guests should be mindful of the secluded location and plan transportation accordingly for exploring nearby attractions.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **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?:** Yes. 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 rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 4/5 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