# Villa Kivi

**Region:** Ruka **Sleeps:** 10

## Overview

Located in the serene Vuosseli area of Ruka, Villa Kivi beckons with its charm and comfort, offering an ideal retreat for families and friends seeking an unforgettable holiday in the Lapland wilderness. This delightful villa can accommodate up to eight guests with two additional mattress options if required.

Step inside, and you are greeted by a warm, homely atmosphere. The interiors are tastefully appointed, with a blend of modern convenience and rustic charm. The ground floor features a cosy bedroom with a plush double bed, perfect for those seeking a quiet corner. Ascend the staircase to find two more bedrooms, one with another inviting double bed and the other offering flexible sleeping arrangements with four beds that can be rearranged to suit your needs. Each bedroom is equipped with a TV.

A highlight of Villa Kivi is its sauna, where you can relax and rejuvenate while enjoying panoramic views of Lake Vuosselijärvi and the majestic Valtavaara hill. It is a perfect spot to unwind, letting the heat and the scenery work their magic.

Outside, the villa continues to impress with its thoughtful amenities. A carport with plugs for car heaters ensures your vehicle is ready to go, whether for a day on the slopes or exploring the scenic trails. In winter, direct access to ski slopes and cross-country tracks from the doorstep means you can dive into Lapland's snowy playground effortlessly. For summer guests, the electric barbecue and garden furniture on the terrace invite al fresco dining and relaxation amid tranquil surroundings.

The villa's facilities cater to every need, from the well-equipped kitchen with modern appliances to the inviting lounge area complete with a wood-burning fireplace and









entertainment system. Wireless internet keeps you connected, while amenities like a washing machine, tumble dryer, and drying cabinet ensure your outdoor gear is always ready for the next adventure.

Whether you are gazing at the Northern Lights from the terrace or gearing up for a day of skiing or hiking, this villa promises an unforgettable Lapland experience.

## Facilities

Catering Available • Working Fireplace/Woodburner • Villa • Skiing • Walking/Hiking Paths • Ideal for Kids • Special Offer • Chef/Cook Available • Has Offer • Has Discount • Ideal for Teens • Pets on Request • Cots (Cribs) • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • TV • Tumble Dryer • Dishwasher • Microwave • Sauna/Steam • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa

*Interior*
- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Sauna
- Utility room with storage for snowmobile
- WC x 2
- Shower room
- Bedroom 1 - Double bed (ground floor)
- Bedroom 2 - Double bed (first floor)
- Bedroom 3 - 4 single beds (moveable) (first floor)

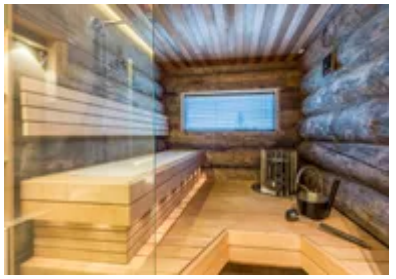
*Exterior*
- Garage
- Terrace with furniture

*Additional Facilities*
- Internet/Wi-Fi
- Heating
- TV
- Dishwasher
- Wine cabinet
- Coffee machine
- Microwave
- Apple TV
- Washing machine
- Dryer
- Drying cabinet
- Iron & board
- Hair dryer
- Cot*
- Highchair
- Firewood
- Snowshoes
- Bikes x 2
- Fat Bike x 2
- Helmets
- Sledges

**Please see T's & C's*









# Location & Local Information

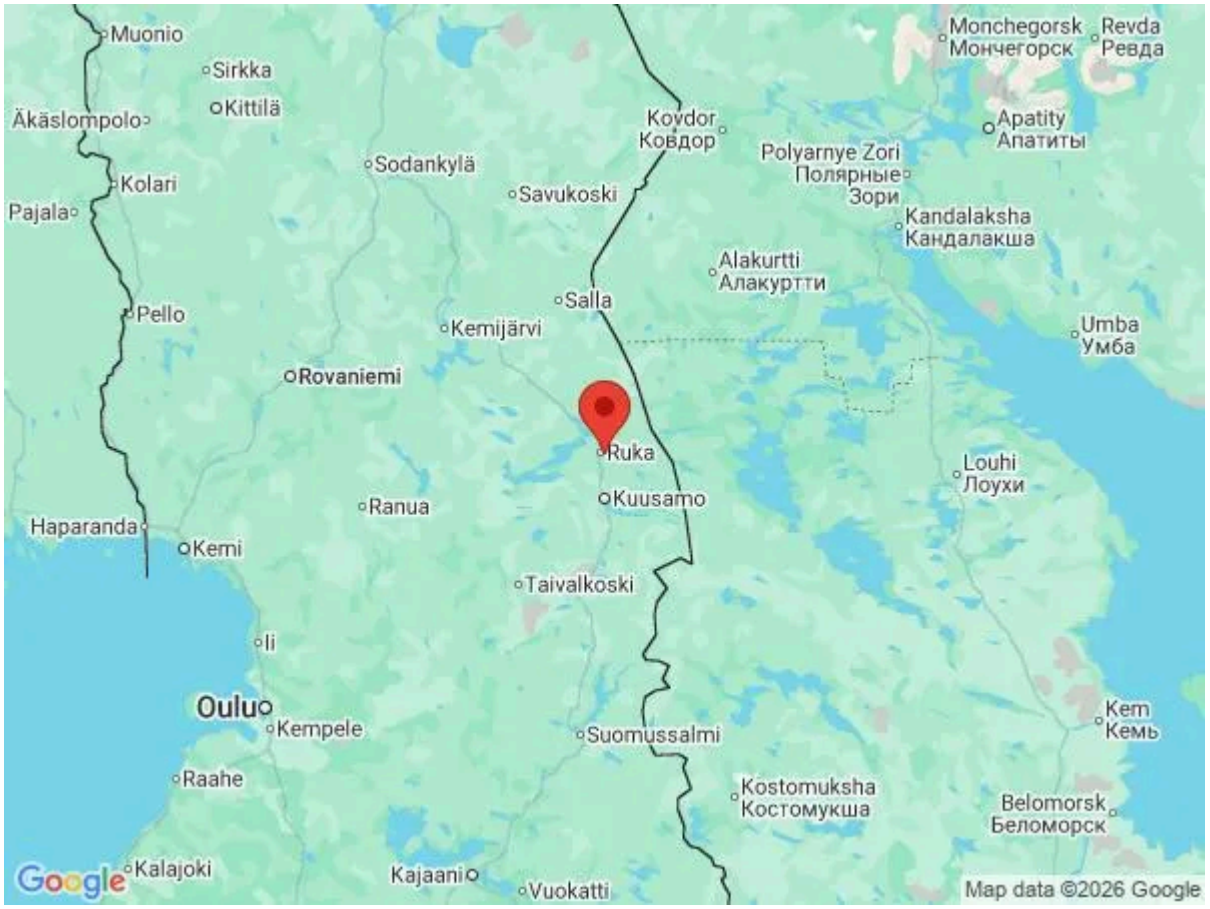
Villa Kivi is an inviting holiday haven in the picturesque Vuosseli area of Ruka, Lapland. Surrounded by pristine wilderness, this location is a paradise for outdoor enthusiasts year-round. In winter, guests enjoy unparalleled access to the Ruka ski slopes just three hundred meters away and immediate proximity to cross-country ski tracks and snowmobile routes right from the villa's doorstep. The snowy landscape transforms into a playground for skiing, snowboarding, and snowshoeing adventures while the Northern Lights dance overhead during clear nights.

During the summer months, Villa Kivi offers a tranquil escape amidst lush greenery, with opportunities for hiking, biking, and exploring nature trails. Nearby lakes provide fishing and boating excursions, while the villa's outdoor amenities, like the electric barbecue and garden furniture on the terrace, invite relaxed gatherings under the midnight sun.

Whether seeking thrills on the slopes or serenity in nature, Villa Kivi promises an idyllic retreat for families and friends seeking the essence of Lapland's beauty and adventure.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Rovaniemi Airport (200km)** |
| Nearest Airport 2 | **Kuusamo Airport (27km)** |
| Nearest Town | **Ruka (4km)** |
| Nearest Ski Resort | **Ruka Ski Resort (4km)** |
| Nearest Lift | **Lift (Walking distance)** |
| Nearest Supermarket | **Sale Ruka (4.5km)** |










# What we love

- Direct access to Ruka ski slopes and cross-country trails from the villa's doorstep for seamless winter sports adventures.
- Relax in the sauna with stunning panoramas of Lake Vuosselijärvi and Valtavaara hill.
- From Fat Bikes and snowshoes to sledges and kick sledges, explore Lapland's beauty in any season.

# What you should know...

- Arrangements for pets are made separately. Please ask for details when booking.
- There are two parking spaces with heating plugs.
- Villa Kivi is one of two semidetached houses which can be rented individually or together with Villa Leti (https://www.oliverstravels.com/finland/finnish-lapland/ruka/villa-leti/), able to accommodate an additional ten guests.

# Terms & Conditions

- **Security deposit:** Credit card details may be required as a guarantee. If any damage or loss is caused by you or your guests during your stay you may be liable for the cost.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** On request only and with prior agreement.

- **Other Ts and Cs:** Mattress and protective sheet for the cot is provided, however guests will need to bring their own bedding and linen.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 4 nights.

- **Heating costs included?:** Yes, included in the rental price.

- **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.