Villa Rollo

Region: Kissamos **Sleeps:** 9

Overview

Villa Rollo is a contemporary four-bedroom retreat in Kalyviani, just two and a half kilometres from the sea and within easy reach of Balos Lagoon and Falasarna, two of Crete's most celebrated beaches. Set across two floors, the villa enjoys sweeping views of the Cretan Sea and surrounding mountains, offering a peaceful base for exploring the island's western coast.

The layout is thoughtfully arranged for comfort and flexibility. On the first floor, three king-size bedrooms each benefit from en-suite bathrooms and sea views. The fourth bedroom is positioned on the ground floor, featuring twin beds that can be arranged as a king-size on request, along with an en-suite bathroom and suitability for guests with mobility needs. A separate guest WC is also located on this level.

The ground floor centres around a bright open-plan living space, where a fully equipped kitchen with branded appliances flows into the dining area and lounge, complete with a fifty-five inch smart satellite television and fireplace. Large windows frame the views and connect seamlessly to the outdoor terraces.

Outside, a private swimming pool with a children's section, a firepit lounge and a gas barbecue dining area create an inviting setting for long, relaxed days. Landscaped planting enhances the sense of privacy, while parking for up to five cars adds practical appeal.



Facilities

Villa • Boat Trips • Sailing • Air-Con • Historical Sites • Private Pool • Watersports • Ideal for Kids • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Available • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Fire Pit • Heating • Transfers Available • Stair gates • Mattress protector • Baby bath • High Chair(s)







Interior & Grounds

The Villa

Four bedroom villa sleeping up to 8 guests, with private pool and sea views

Ground Floor
- Living area with access to pool terrace
- Fully equipped kitchen
- Twin bedroom (0.90x2.00) - (converted to double upon request) with ensuite
- WC

Upper Floor
- Double bedroom with king size bed (2.00x2.00), sofa bed, ensuite with shower and balcony
- Double bedroom with king sixe bed (1.80x2.00), ensuite with shower and balcony
- Double bedroom with king size bed (1.80x2.00), ensuite wih shower and balcony

Lower Floor
- Laundry room

Exterior
- Private swimming pool (55sqm with a 1.50 depth)
- Kids pool (4.5 sqm with 0.60 depth)
- Sun loungers
- Outdoor shower
- Lounge with firepit
- BBQ (gas)
- Dining table
- Parking space for 5 cars

Additional facilities
- Air Conditioning in all of the rooms
- Linen provided
- Washing machine
- Iron & Iron board
- Free Wi-Fi access
- Fireplace
- Hairdryer
- Bath amenities
- Bath towels
- Stroller ramp









Location & Local Information

Kalyviani is a charming village located in the Kissamos region of Chania, on the northwest coast of Crete. Known for its tranquil atmosphere and traditional Cretan charm, Kalyviani offers visitors a peaceful escape from the hustle and bustle of more tourist-heavy areas. The village is surrounded by scenic landscapes, including olive groves, vineyards, and hills, creating a picturesque setting that invites relaxation and exploration.

The village's proximity to some of the most stunning beaches in Crete makes it an ideal base for beach lovers. Within a short drive, you'll find the famous Balos Lagoon, renowned for its turquoise waters and white sandy beaches. Also nearby is the beautiful Falassarna Beach, known for its crystal-clear waters and excellent conditions for swimming and sunbathing. The area is also perfect for hiking, with various trails that wind through the lush countryside, offering stunning views of the Mediterranean Sea and the surrounding mountains.

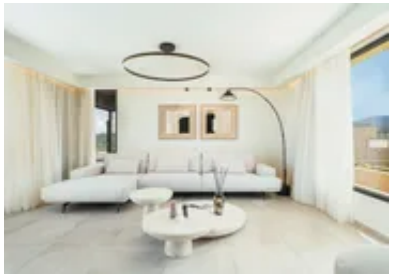
In Kalyviani, visitors can experience authentic Cretan hospitality. The village is home to several traditional tavernas where you can enjoy local dishes made from fresh, regional ingredients. Whether you're sampling grilled meats, freshly caught seafood, or enjoying a homemade dessert, the food in Kalyviani is a highlight of any visit. The village is also a great starting point for discovering the history and culture of the Kissamos region, with historical sites, monasteries, and archaeological attractions within easy reach. Overall, Kalyviani offers a perfect blend of natural beauty, local traditions, and access to some of Crete's most stunning sights.

Local Amenities

Nearest Airport	**Chania International Airport (62.2 km)**
Nearest Ferry Port	**Kissamos Port (4.8 km)**









Nearest Town	**Kissamos** **(7.3 km)**
Nearest Beach	**Viglia Beach** **(4.1 km)**
Nearest Restaurant	**(1.4 km)**
Nearest Village	**Kalyviani** **(1.5 km)**

What we love

- The villa is ideally situated near Balos Lagoon and Falasarna, two of Crete's most renowned beaches, providing easy access to crystal-clear waters and stunning coastal views, all within a short drive.
- Modern and Accessible Design: With a spacious, open-plan layout, the villa offers high-quality, contemporary furnishings and appliances, including a fully equipped kitchen, while also ensuring accessibility with a ground-floor bedroom and bathroom suitable for guests with mobility needs.
- The villa features a beautiful outdoor space with a swimming pool, a child-friendly section, a firepit lounge area, a barbecue setup, and panoramic views of the Cretan Sea and mountains, making it the perfect setting for relaxation and entertaining.

What you should know...

- The 9th guest has the use of the sofa bed with extra charges applied
- Car hire is recommended

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:** 16.00

- **Departure time:** 11.00

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

- **Linen & towels included?:** Yes. For reservations of 5 to 7 days, there is a cleaning service with a change of linens and towels, and for stays longer than 7 days, there will be a cleaning service and a change of linens and towels every 4 days

- **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:** 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?:** Not permitted

- **Minimum stay:** 3/4 nights - low/mid season 5 nights - high season

- **Pool heating charge?:** The swimming pool can be heated from March till the end of June and from September till the end of November, upon request free of charge by a Pool Heat Pump at about 26 - 27°C depending on weather conditions. We request three days' advance notice for this facility. Moreover, for the months of July and August, the pool can be heated upon request at an extra cost of 50€ per day. We also request three days' advance notice for this facility and the cost shall be paid in cash upon arrival.

- **Internet access?:** The property has complimentary Wifi connection. It is good to note that the speed is dependent on 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