

# Villa Rollo

**Region:** Kissamos **Sleeps:** 9

## Overview

Villa Rollo is a newly built, two-story property featuring 4 bedrooms and 4.5 bathrooms. Located in the Kalyviani area, it is in close proximity to Balos Lagoon and Falasarna, two popular beaches in Crete known for their clear blue waters. The villa is situated just 2.5 km from the sea, offering convenient access to the Cretan coastline.

The villa is designed with comfort and functionality in mind. On the first floor, there are three bedrooms, each with a king-size bed and an en-suite bathroom. The fourth bedroom is located on the ground floor and offers twin beds, which can be converted into a king-size bed upon request. This bedroom also includes an en-suite bathroom and is suitable for guests with mobility needs. A shared WC is available on the ground floor for all guests.

The villa's modern design features high-quality finishes throughout. The ground floor includes an open-plan living area with a fully equipped kitchen, complete with branded appliances. This space is complemented by a dining area and a living room with a 55" smart satellite TV and a fireplace. Large windows throughout the villa provide abundant natural light and a seamless flow between the indoor and outdoor areas, with stunning sea views from every corner.

The outdoor area features a swimming pool, including a section for children, and a lounge space with a firepit, perfect for relaxing while enjoying the views. A well-equipped barbecue area with a dining table and gas BBQ is located near the pool. Surrounding the villa are various plants and trees, enhancing the peaceful environment. The property also provides parking for up to 5 cars.

The villa is situated in a peaceful location, offering



uninterrupted views of the Cretan Sea and surrounding mountains, creating a tranquil and scenic setting.

## Facilities

Hairdryer • Seaview • Boat Trips • Sailing • Wi-Fi/Internet • Air-Con • Historical Sites • Watersports • Washing Machine • Villa • Coffee Machine • Chef/Cook Available • Maid Service Available • Private Pool • Modern • Transfers Available • Ideal for Kids • Stair gates • Mattress protector • Baby bath • Ideal for Teens • Dishwasher • Microwave • All Bedrooms En-Suite • Smart TV • Satellite TV • Fire Pit • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### 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 size bed (1.80x2.00), ensuite with shower and balcony
- Double bedroom with king size bed (1.80x2.00), ensuite with shower and balcony

### Lower Floor

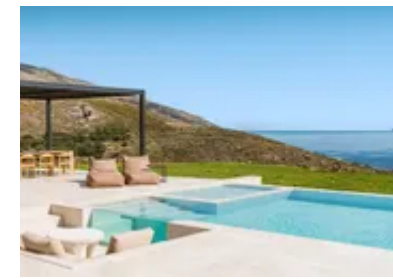
- Laundry room

### 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

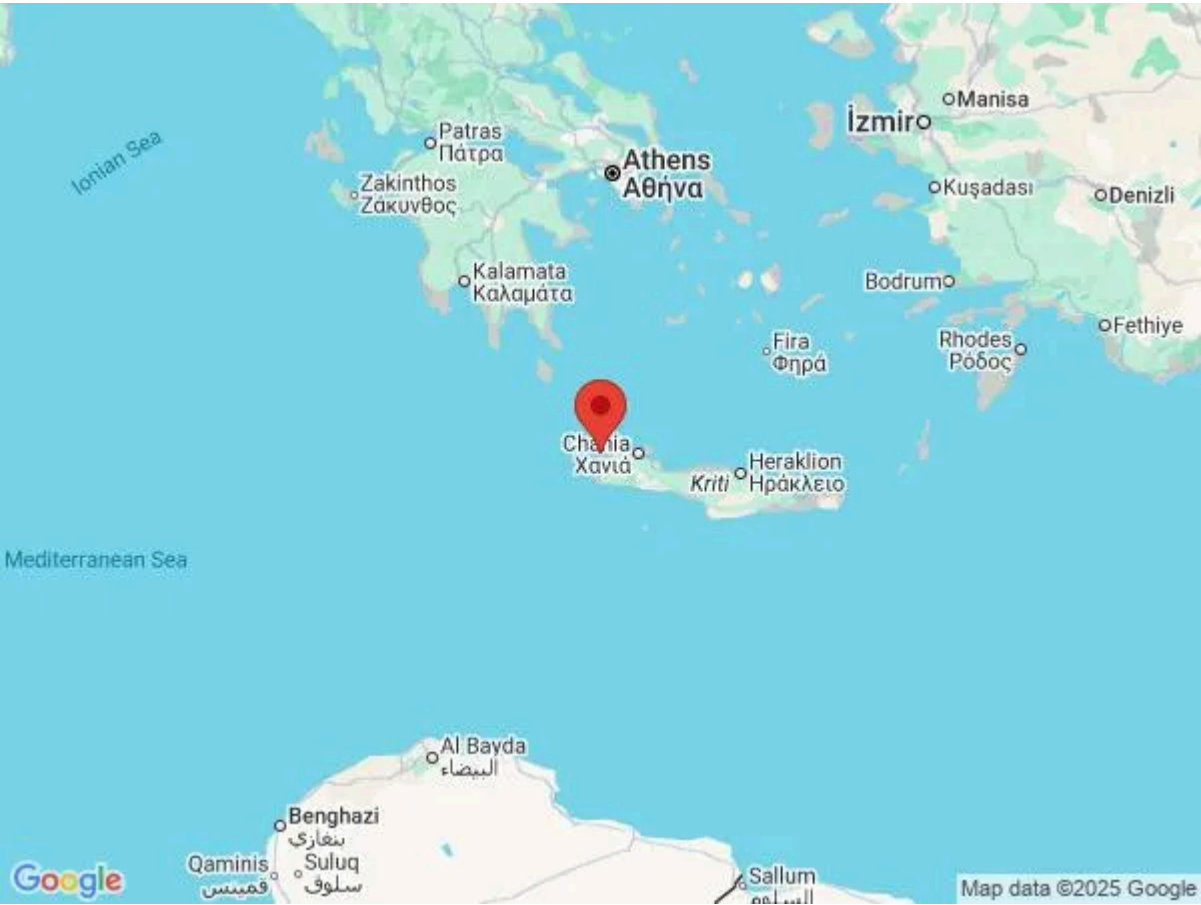
Kalyviani is a charming village located in the Kissamos region of Chania, on the northwest coast of Crete. Known for its tranquil atmosphere and traditional Cretan charm, Kalyviani offers visitors a peaceful escape from the hustle and bustle of more tourist-heavy areas. The village is surrounded by scenic 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
- We would like to inform you that the pictures provided are 3D renders. The Villa itself has completed construction, with only the outdoor areas still undergoing finishing touches.

# 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 available?:** Yes. 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:** 3/4 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