

Villa Emmanouil

Region: Rethymno **Sleeps:** 12

Overview

Nestled in the heart of the island, this exceptional five-storey villa spans 850 square meters of luxurious living space, set on an expansive 7,000-square-meter plot. Constructed using stone from the island's Psiloritis Mountain, the villa combines the island's timeless traditions with modern comforts, honouring the family's historical legacy. Designed to host up to 12 guests in style, the villa boasts six beautifully appointed double bedrooms, each offering a sanctuary of comfort. The villa's remarkable architecture features block-style construction and large windows that frame breathtaking panoramic views of the surrounding landscape and the sparkling Mediterranean Sea.

Step inside, and you'll find an expertly designed interior that blends modern features with natural elements like local wood. The villa's expansive living areas include two lounges, both with lavish seating and a large fireplace, creating the perfect ambience for cosy gatherings. The fully equipped kitchen is fitted with state-of-the-art appliances and features a dining area that seats up to 10 people, with a second dining table on the kitchen's veranda that can accommodate up to 12 people. The ground floor also includes a double en-suite bedroom with direct access to the gardens and pool, a WC, and a modern sauna with an en-suite shower.

The first floor of the villa houses a luxurious living room and a grand dining hall, capable of seating more than 20 guests. A private office with its own library provides a quiet space to work or unwind. The second floor is dedicated to the deluxe master bedroom, complete with a walk-in closet, a fireplace, and an en-suite bathroom with a bathtub and shower. Two large verandas offer panoramic views, and a second double bedroom with its own en-suite bathroom is also located on this floor. The third floor



features a fully private double bedroom with an en-suite bathroom and a terrace with a 360-degree view of the villa's breathtaking surroundings.

The villa's basement offers additional functionality, including a fully equipped laundry room, a service bedroom for domestic staff, and ample storage for bed linens and towels. A highlight of the property is the wine cellar, designed to provide an exclusive experience with a chic selection of vintage cognacs and fine wines. The cellar features 16 wooden barrels and a carefully maintained environment, ensuring the preservation of the exclusive wines. For a memorable dining experience, the cellar includes a dining table that accommodates up to 12 guests.

The exterior of the villa is a true masterpiece, surrounded by lush gardens that include a stunning rose garden, ancient olive trees, and blooming pomegranate trees. A large infinity pool provides a refreshing oasis, complemented by a heated hot tub for four people, offering spectacular views of the natural surroundings. The estate's outdoor spaces also include an outdoor kitchen complete with a fully equipped BBQ and two large dining tables, perfect for al fresco dining and entertaining. The villa's private church, dedicated to Saint John the Russian, offers a serene space for spiritual reflection, and it is available for special ceremonies, including weddings and baptisms. For those seeking even more relaxation, the grounds feature a lemon garden, a waterfall, and an idyllic seating area beneath an oak tree.

Outdoors, the villa's gardens are meticulously maintained, with organic flowers, trees, and even the estate's own olive oil, "Creta D'Oro," adding to the property's sense of authenticity. The estate provides a unique blend of luxury, comfort, and privacy, making it the perfect retreat for family gatherings, intimate events, or simply a serene getaway immersed in the beauty of Crete.

Facilities

Hairdryer • Boat Trips • Sailing • Wi-Fi/Internet • Air-Con • Historical Sites
• Watersports • Washing Machine • Villa • Cots (Cribs) • Rural Location •

Wow Factor • Private Pool • Maid Service Available • Chef/Cook Available
• Instagrammable • Modern • Pre-Stocked Fridge Available • Transfers
Available • Heated Pool • Ideal for Kids • Ideal for Teens • Hot Tub •
Tumble Dryer • Safety Deposit Box • Smart TV • Sauna/Steam • Working
Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground floor:

- Fully equipped kitchen
- Dining area
- Living room
- Double bedroom with ensuite
- WC
- Fully equipped modern sauna with ensuite

First floor:

- Living room
- Dining hall
- Library
- Office
- Double bedroom with ensuite
- WC

Second floor:

- Master bedroom with ensuite, walk-in wardrobe
- Double bedroom with ensuite

Third floor:

- Double bedroom with ensuite, access to terrace

Basement:

- Laundry room
- Service bedroom (Staff)

Cellar:

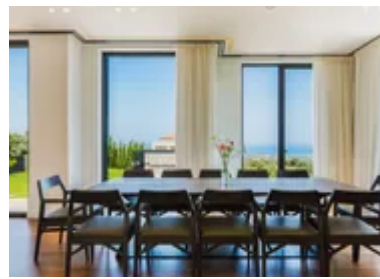
- Wine cellar
- Dining area

Exterior:

- Traditional wood oven
- Gardens
- infinity pool
- Hot tub
- Living area with waterfall
- Fully equipped BBQ
- Dining area

Additional facilities

- Air-conditioning / Heating
- Baby cots / highchairs / toiletries
- Bath & Beach towels/Bathrobes
- Fireplaces (2 in total)
- Flat screen smart TVs in all rooms
- Fully equipped BBQ
- Fully equipped kitchen
- Fully equipped Laundry room with washing machine, tubmble dryer, iron and ironing board
- Security / Guards room
- Hairdryer



- Hi-Fi
- Netflix / Amazon Prime in every room
- Outdoor jacuzzi with panoramic views
- Parking for 10 cars
- Swimming pool
- Sauna with changing rooms and shower
- Bars (in cellar and living rooms)
- Safe box
- Slippers
- Telephone
- Fast Wi-Fi Internet

Location & Local Information

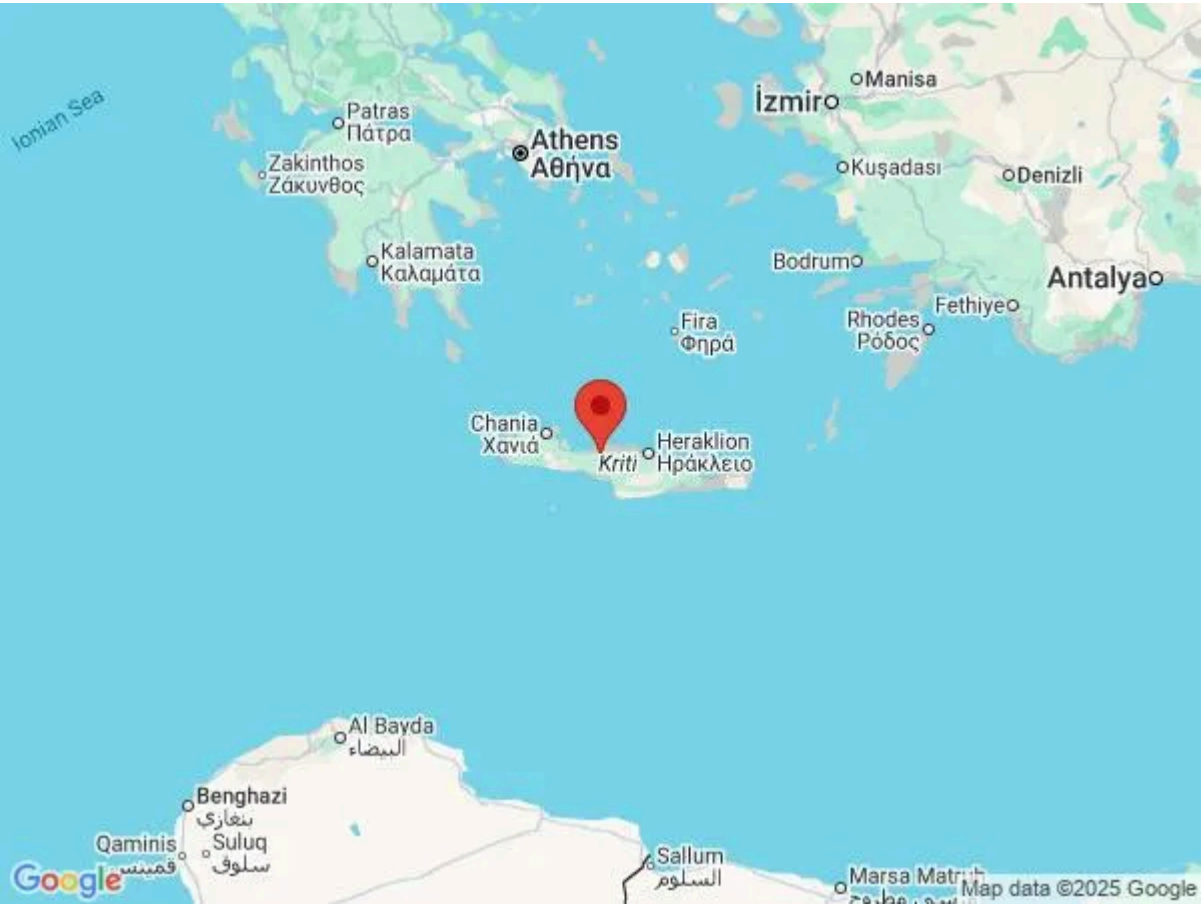
The Villa is located near Kapsaliana, a charming and serene village located in the Rethymno region of Crete, Greece. Situated in the foothills of the Psiloritis mountain range, Kapsaliana offers visitors an authentic Cretan experience, surrounded by the natural beauty of olive groves, rugged hills, and traditional stone houses. The village is known for its peaceful atmosphere and its proximity to both the sea and the mountains, providing a perfect blend of coastal and rural experiences.

A short drive will take you to Rethymno, located on the northern coast of Crete. It is the capital of the Rethymno region and is known for its well-preserved Venetian architecture, narrow cobblestone streets, and a blend of cultural influences that give it a unique character. The town sits between the Aegean Sea and the Psiloritis Mountains, offering both stunning coastal views and dramatic mountain backdrops. Rethymno’s history is evident in every corner, with remnants of the Venetian and Ottoman periods visible in its buildings, fortifications, and public spaces.

Beyond its historical beauty, Rethymno is also known for its vibrant cultural scene. It hosts numerous festivals throughout the year, including the Rethymno Carnival, which is one of the largest and most popular in Greece. The town’s beautiful beaches are another major draw, offering a combination of relaxation and watersport activities. Whether you’re interested in history, and culture, or simply soaking in the Mediterranean sun, Rethymno provides an inviting destination for all types of travellers.

Local Amenities

Nearest Airport	Chania International Airport (84 km)
Nearest Ferry Port	Chania Port (69 km)



Nearest Town	Rethymno (15 km)
Nearest Restaurant	(550 m)
Nearest Beach	Platanes Beach (12.8 km)

What we love

- The location offers breathtaking panoramic views of both the surrounding landscape and the Mediterranean Sea.
- he villa features multiple terraces and verandas offering panoramic views, as well as outdoor lounges, making it ideal for guests who appreciate breathtaking vistas and spending time in nature.
- The estate includes a private church, dedicated to Saint John the Russian, offering a peaceful place for reflection and spiritual ceremonies, such as weddings and baptisms.

What you should know...

- While the villa offers privacy and stunning views, it may also be somewhat isolated from local amenities and attractions.
- The pool area is unfenced so children should be supervised at all times
- A car is recommended

Terms & Conditions

- **Security deposit:** €3000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection. 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.
 - **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
 - **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
 - **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:** 7 nights
 - **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €40 per day (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
 - **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