

# Villa Picnic

Region: Kos    Sleeps: 5

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## Overview

As you approach Villa Picnic, the quiet location immediately sets a calming tone. Tucked just 1 km from the heart of Kos town, the villa sits nestled in a peaceful area, offering a serene retreat that's both close enough to the vibrant town life and far enough to ensure complete relaxation.

Step inside, and you'll immediately feel the warm, welcoming atmosphere. The ground floor is open and airy, designed for easy living. The fully equipped kitchen, with its small bar area, invites you to prepare delicious meals or mix a few drinks to enjoy with friends and family. Just beyond, the comfortable living room offers a plush sofa bed, perfect for relaxing while watching your favourite shows on the smart TV. A stylish dining table sits nearby, ideal for gathering over meals or enjoying downtime. A convenient shower and WC add to the practicality of this space, ensuring everything you need is within easy reach.

Venture upstairs, and you'll find two thoughtfully designed bedrooms. The master bedroom, with its inviting double bed, promises a restful night's sleep, while the second bedroom, with two connected beds, ensures comfort for all guests. The upstairs bathroom, complete with a bathtub and washing machine, further enhances the villa's home-from-home feel, combining style with convenience.

Outside, Villa Picnic's charm continues. The private pool, a sparkling oasis, is the perfect spot for refreshing swims or simply lounging in the sun. Around the pool, the garden bursts with vibrant flowers, adding a touch of colour and tranquillity to your surroundings. Whether sipping coffee on the furnished balcony or enjoying a meal in the peaceful garden, the outdoor space offers the ideal setting for relaxation.



With amenities like private parking, free Wi-Fi, and air conditioning, Villa Picnic truly combines the elegance of a hotel with the comforts of a private villa. Whether you're looking to explore Kos or unwind in complete tranquillity, this villa offers the perfect base for your Greek getaway.

## Facilities

Air-Con • Villa • Boat Trips • Private Pool • Sailing • Ideal for Kids • Historical Sites • Watersports • Walk to Village • Ideal for Teens • Special Offer • Has Discount • Maid Service Available • Walk to Beach • Modern • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Microwave • Smart TV • Heating • Transfers Available

# Interior & Grounds

## The Villa

### Ground Floor

- Fully equipped kitchen
- Living room
- Dining area
- Bathroom

### First Floor

- Master Bedroom 1: Double bed
- Bedroom 2: Twin beds (or Double)
- Bathroom

### Exterior

- Private swimming pool
- Furnished balcony and garden
- Outdoor dining
- Sun loungers

### Additional Facilities

- Comfortable sofa bed
- Linen and towels
- Smart TV
- Air-conditioning
- Private parking



## Location & Local Information

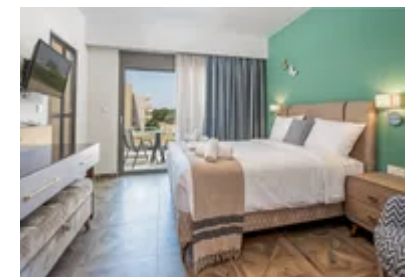
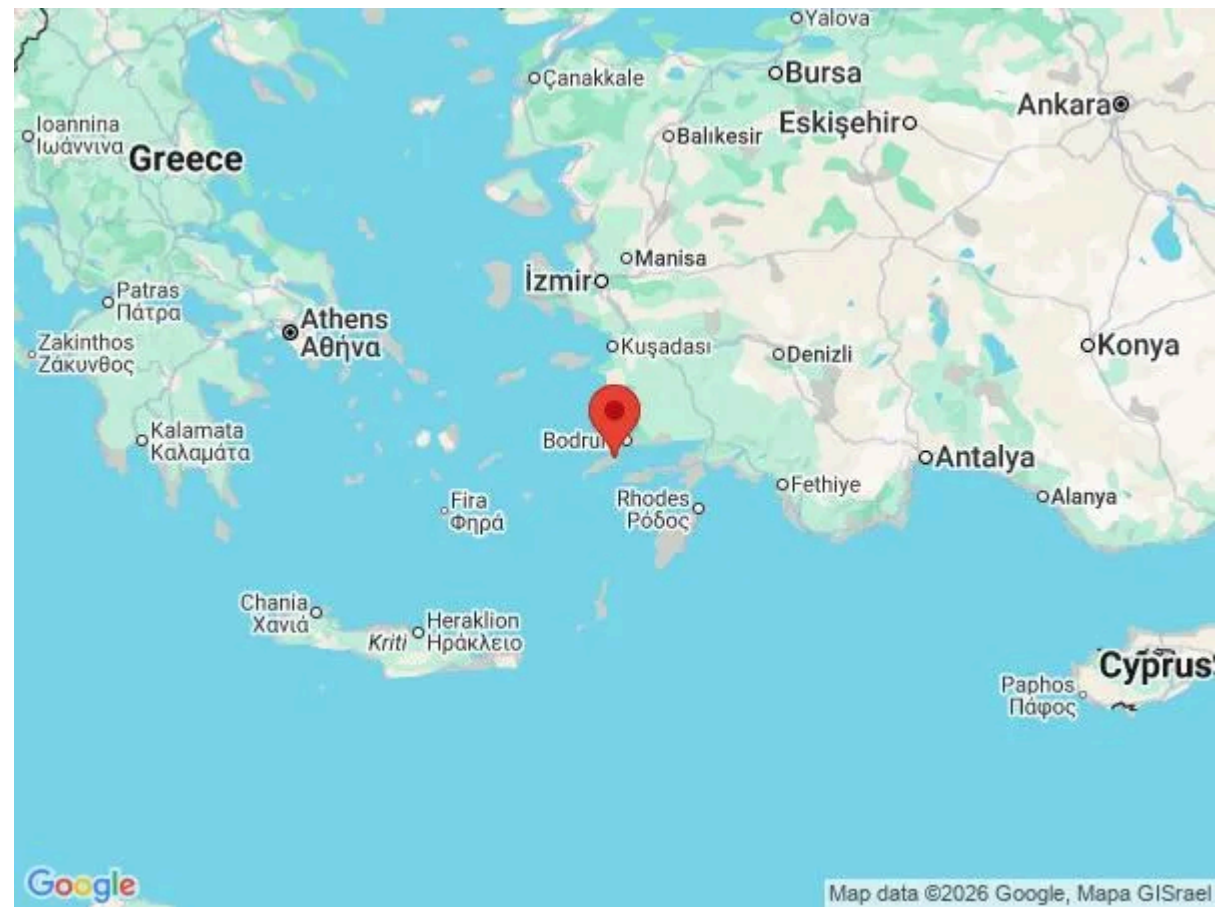
Villa Picnic is ideally located in Agia Marina, just 1km from the bustling centre of Kos Town, making it the perfect base for exploring the island. Kos is a popular holiday destination known for its rich history, beautiful beaches, and vibrant nightlife, and the villa's location provides a peaceful retreat while still being close to all the action.

Kos Town is a charming blend of ancient ruins, modern shops, and lively cafes, offering visitors a mix of culture, relaxation, and entertainment. You can easily explore historical landmarks like the Ancient Agora, the Roman Odeon, and the impressive Kos Castle. For those who enjoy beach days, the island's sandy shores are just a short drive away, where you can unwind or enjoy water sports.

The tranquil setting of Villa Picnic offers a serene atmosphere, while its proximity to Kos Town means that everything you need—from restaurants to sightseeing—is within easy reach. Whether you're seeking adventure or relaxation, this location provides the best of both worlds for your holiday experience.

## Local Amenities

Nearest Airport	<b>Kos International Airport</b> (24.3 km)
Nearest Town	<b>Kos</b> (1.4 km)
Nearest Beach	<b>Paradiso Beach</b> (1.3 km)
Nearest Restaurant	<b>(800 m)</b>



## What we love

- Just 1 km from Kos Town, you're close to all the action yet tucked away in a peaceful spot.
- A private pool surrounded by a beautiful garden, perfect for relaxation.
- Stylish interiors with all the comforts of home, offering a cosy, hotel-like experience.

## What you should know...

- The pool has a depth of 1.5 meters, so caution is advised, especially for young children or non-swimmers.
- There is no fence around the pool, so supervision is always 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 - 00:00
- **Departure time:** 11:00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** Not allowed
- **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
- **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:** 4 nights
- **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