Villa Kythera

Region: Evia Island **Sleeps:** 5

Overview

Villa Kythera is a charming two-storey retreat tucked away on the serene seafront of Eretria, Evia. Stepping inside, you're greeted by a sense of calm and brightness—natural light spills through tall French windows, dancing across polished wooden floors and crisp white walls. The interiors are tastefully updated, blending comfort with subtle elegance. With two air-conditioned bedrooms, a full bathroom, an extra toilet, and a spacious living area, the house warmly accommodates up to five guests. The kitchen is thoughtfully equipped, perfect for leisurely breakfasts or evening meals shared indoors or outside.

Slide open the shutters and wander onto the stone-tiled terrace, where rustic wooden chairs and a sea-facing table invite you to linger over coffee or a good book. The villa's lush garden offers shaded nooks under pine trees, and the sound of waves is your constant backdrop. While there's no pool, the Aegean Sea is just steps away, clear, blue, and endlessly inviting.

Situated in a quiet corner of Evia, Villa Kythera is both accessible and secluded. A short drive brings you to Eretria town, with its quaint shops, tavernas, and archaeological charm, but back at the villa, it's just you, the sea breeze, and the gentle rhythm of coastal Greek life.









Facilities

Historical Sites • Watersports • Air-Con • Sailing • Working Fireplace/Woodburner • Villa • Boat Trips • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Maid Service Available • Walk to Beach • Has Discount • Has Offer • Special Offer • Beach Nearby • Modern • Waterfront • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pre-Stocked Fridge Available • Transfers Available

Interior & Grounds

The Villa

Villa Kythera is a two-bedroom seaside retreat in Eretria, Evia, that sleeps up to five guests.

Ground Floor
- Open plan fully equipped kitchen and dining area
- Breakfast bar
- Living room with fireplace
- Separate WC

First Floor
- Bedroom 1: King-size bed and balcony
- Bedroom 2: Twin beds and balcony
- Bathroom

Exterior
- Gardens
- Outdoor dining
- Sun loungers
- Pergola

Additional Facilities
- Wi-Fi
- Additional sofa bed on ground floor
- Ceiling fan
- Air-conditioning
- Wood burning fireplace









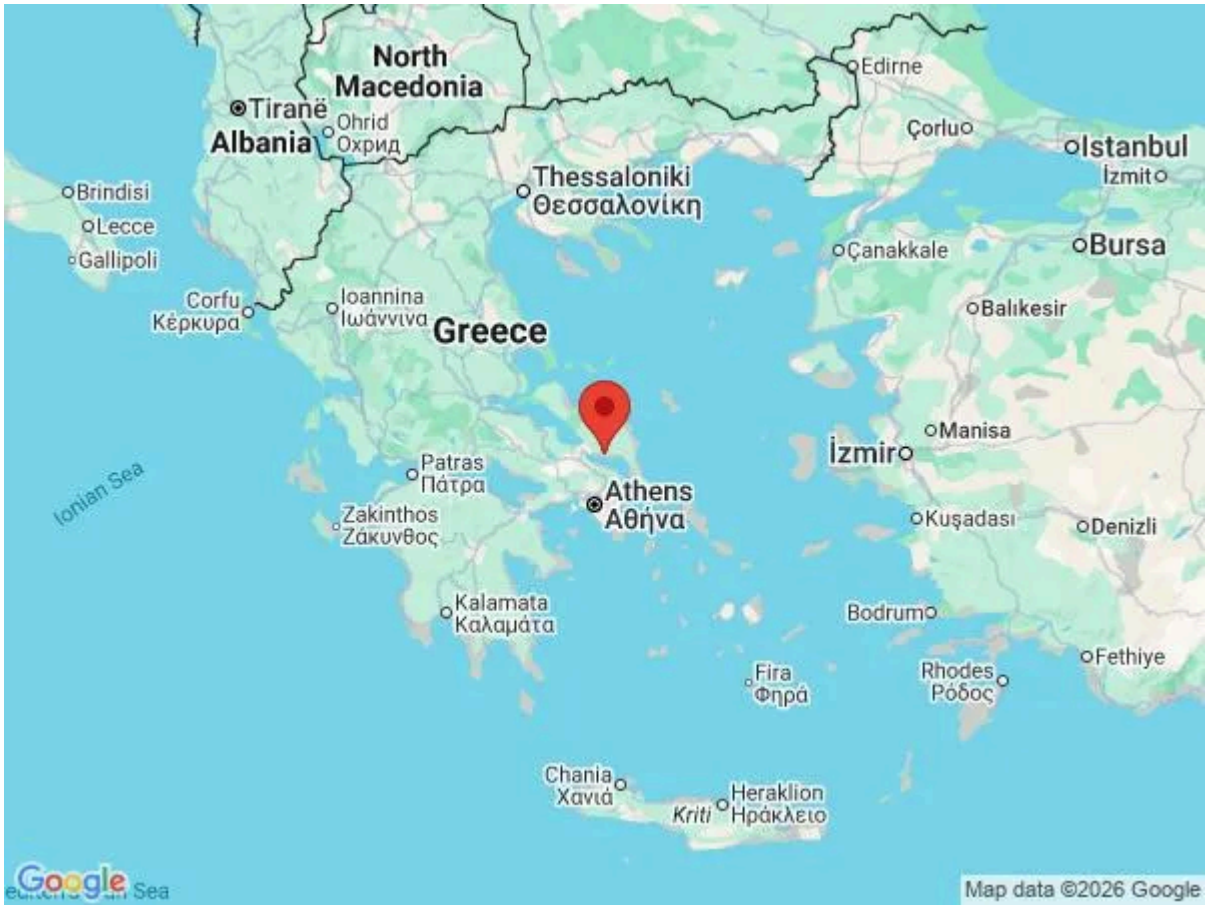
Location & Local Information

Villa Kythera sits quietly along the coast of Eretria, one of Evia's most historically rich and picturesque towns. Just a short stroll or drive away, the town offers a relaxed yet vibrant atmosphere with everything you might need, bakeries for fresh morning pastries, traditional tavernas serving locally caught seafood, and quaint cafés ideal for watching the world go by. Eretria's sandy beaches are perfect for swimming, sunbathing, or enjoying water sports, while shaded promenades invite peaceful evening walks by the sea.

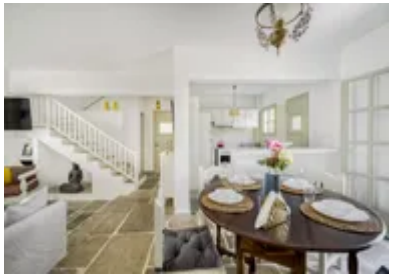
History lovers will appreciate the nearby Archaeological Museum and the ancient ruins of the old city, including mosaics, temples, and the famed ancient theatre. Local shops sell artisanal goods and regional delicacies, while regular ferries connect Eretria to the mainland, making day trips simple. The area is also known for its olive groves and pine-covered hills, ideal for hiking and cycling. Villa Kythera places you at the heart of it all, close to culture, nature, and warm Greek hospitality.

Local Amenities

Nearest Airport	**Athens International Airport (117 km)**
Nearest Village	**Amarynthos (3.9 km)**
Nearest Beach	**Ayia Triada (350 m)**
Nearest Restaurant	**(3.5 km)**









What we love

- Wake up to the sound of the sea and enjoy your morning coffee just metres from the water's edge!
- Private terrace with uninterrupted views across the Aegean – perfect for al fresco dining or sunset drinks.
- A short stroll to Eretria's archaeological sites, seafront tavernas, and charming local shops.

What you should know...

- The villa has a traditional stone-tiled terrace with some uneven surfaces, so care should be taken with young children or those with limited mobility.
- There is no swimming pool on the property, but the beach is just steps away for easy sea access.

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:** 15:00 - 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:** Extra €85, payable locally. 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:** 3 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