

# Villa Xenos

Region: Rhodes    Sleeps: 6

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## Overview

Perched on a ridge overlooking two shimmering seas, Villa Xenos is a brand-new luxury villa in Lindos, Rhodes, designed for guests seeking a refined and restorative escape. Completed in 2025, this striking contemporary villa seamlessly combines architectural elegance with high-end comfort and offers sweeping panoramic views of the Aegean. Every detail has been carefully curated to offer a seamless and memorable stay.

Inside, the villa accommodates up to 6 guests across three beautifully appointed bedrooms, each featuring a plush double bed and a private en-suite bathroom with a walk-in shower. The airy upper level welcomes you into an open-plan living space with a designer kitchen, sleek dining area, and a spacious lounge that flows directly onto a sun-kissed terrace. A guest WC is also conveniently located on this floor.

Step outside and you'll find a private oasis framed by natural beauty. Relax by the expansive swimming pool, designed with both shallow and deep ends, and enjoy al fresco dining under the stars. Alternatively, fire up the gas barbecue for a sunset meal. Lounge chairs, stylish outdoor furniture, and lush gardens complete the scene.

Just a short drive from Lindos' charming alleys and Pefkos' buzzing beach bars, Villa Xenos is the perfect blend of seclusion and sophistication.



## Facilities

Chef/Cook Available • New Villas 2025 • Villa • Watersports • Private Pool • Maid Service Available • Wi-Fi/Internet • Air-Con • Instagrammable • Modern • Transfers Available • Ideal for Kids • Ideal for Teens • Washing Machine • Dishwasher • Coffee Machine • Hairdryer • Smart TV • Heating • Parking Space • Seaview • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

### First Floor

- Fully equipped kitchen
- Living room
- Lounge area
- Guest WC

### Ground Floor

- Bedroom 1: Double bed and a private ensuite bathroom with a shower
- Bedroom 2: Double bed and a private ensuite bathroom with a shower
- Bedroom 3: Double bed and a private ensuite bathroom with a shower

### Exterior

- Stunning panoramic sea view
- Large swimming pool
- Private patio
- Landscaped garden with outdoor furniture
- Dining area
- Gas Barbecue

### Additional Facilities

- Air conditioning throughout the property
- Outside lighting
- Parking



# Location & Local Information

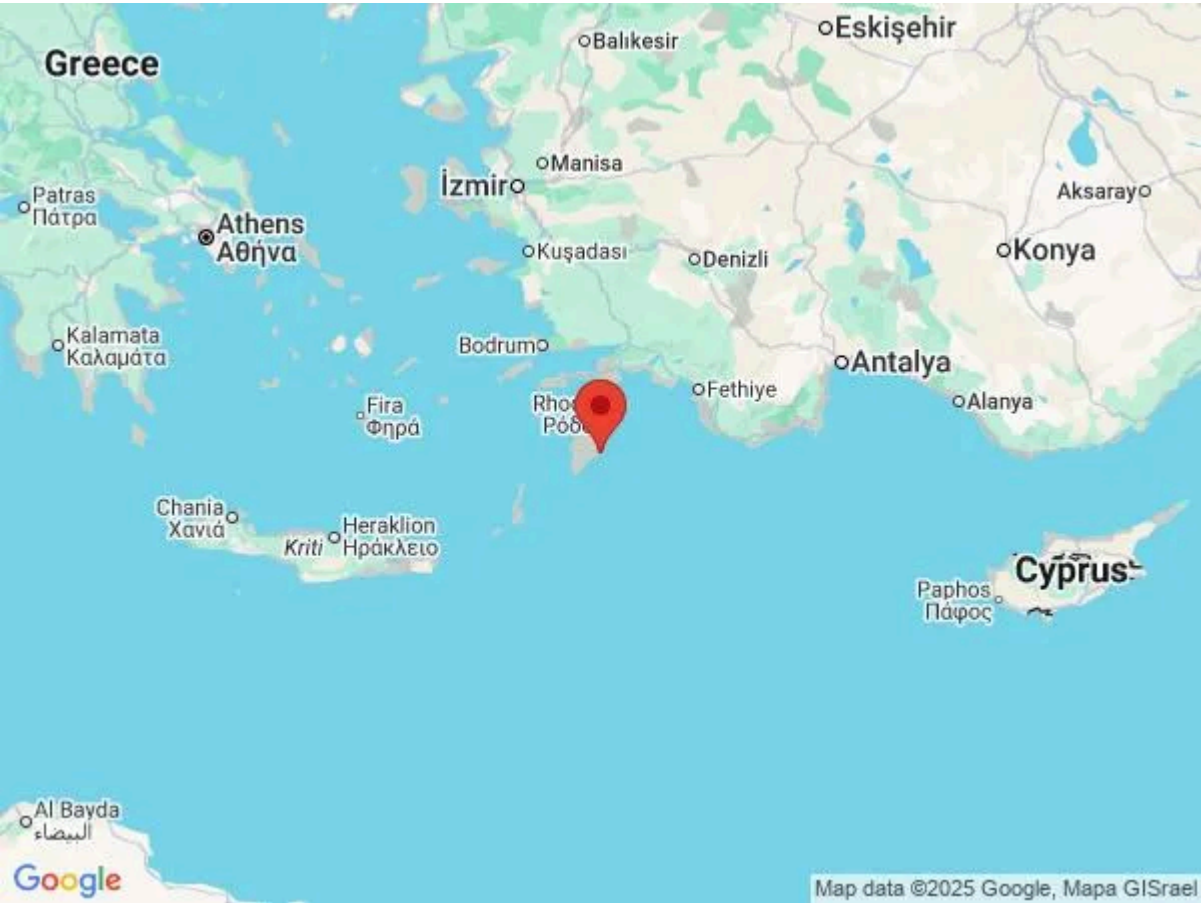
Villa Xenos boasts one of the most privileged positions in Rhodes, just a two-minute drive from the heart of iconic Lindos and the lively resort of Pefkos. Nestled on a gentle hillside, it enjoys exceptional views stretching across both the Aegean and Mediterranean seas. The villa's unique vantage point promises dramatic sunrises, quiet evenings, and a peaceful sense of retreat.

Guests will find the nearest beach just 1.5 km away, ideal for morning swims or lazy afternoons in the sun. Local conveniences are easily reached, with traditional tavernas, beach bars, and a supermarket within a five-minute drive. Rhodes International Airport (RHO) lies approximately 50 km away, while the medieval Old Town of Rhodes is just under an hour's drive.

Whether you're exploring the Acropolis of Lindos, sampling fresh seafood, or simply enjoying the spectacular sea views, Villa Xenos puts Rhodes' very best at your fingertips.

## Local Amenities

Nearest Airport	Rhodes International Airport (54.5 km)
Nearest Beach	Paralia Agios Pavlos (3 km)
Nearest Restaurant	(3 km)
Nearest Town	Rhodes Town (52 km)
Nearest Village	Lindos (3.9 km)



## What we love

- The panoramic double-sea view is incredible, you'll never want to leave the terrace.
- Each bedroom has its own ensuite, so everyone gets a slice of luxury.
- The sleek design and 2025 build make the whole place feel brand-new.

## What you should know...

- The villa is split over two levels, with the bedrooms on the lower floor for added privacy and cooler nights.

# Terms & Conditions

- **Security deposit:** €400 taken as pre authorisation to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **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 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:** 5 nights
- **Tax:** 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
- **Internet access?:** 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.