Villa Batsi

Region: Andros **Sleeps:** 12

Overview

Positioned above the sea on Andros' south west coast, Villa Batsi enjoys a setting shaped by light, space and uninterrupted views. Sheltered from the island's northern winds, the villa feels calm and composed, with the Aegean stretching out ahead and the sound of the water never far away. Clean architectural lines and natural materials give the villa a quiet confidence, designed to let the landscape take centre stage.

Stepping inside, the heart of the villa reveals itself as a generous open-plan living space that brings together lounge, dining and kitchen areas. Floor to ceiling openings frame the sea beyond, drawing the outdoors into everyday life. The kitchen is fully equipped and designed for ease, whether preparing simple breakfasts or shared evening meals, while the dining area sits naturally beside it, positioned to make the most of the view. The living space is relaxed and uncluttered, ideal for gathering together throughout the day.

Accommodation is arranged to offer both comfort and privacy. Five bedroom suites sit within the main villa, each with its own ensuite bathroom and a calm, pared-back aesthetic. Two feature king-size beds, two have queen-size beds and one offers twin beds, making the layout flexible for families or groups. An independent master suite completes the accommodation, offering an added sense of seclusion with its own ensuite bathroom.

Outside, the villa opens onto a series of terraces designed for slow days under the sun. The 40 square metre infinity lap pool runs towards the horizon, its edge meeting the sea beyond. Sun loungers, shaded lounge areas and an outdoor shower encourage long hours spent outdoors, while the shaded dining space and barbecue kitchenette provide an easy setting for meals as the light softens. With private parking, laundry facilities and thoughtful spaces throughout, Villa Batsi offers a refined seaside retreat built around comfort, privacy and the view.

Facilities

Air-Con • Private Pool • Ideal for Kids • Villa • Special Offer • Has Offer • Cots (Cribs) • Has Discount • Ideal for Teens • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Seafront • Washing Machine • Northern Lights Viewing • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • High Chair(s)

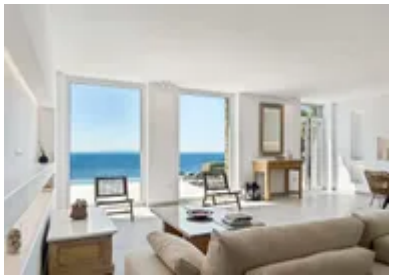
Interior & Grounds

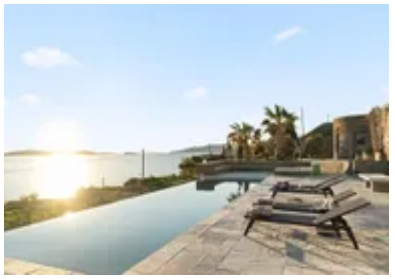
The Villa

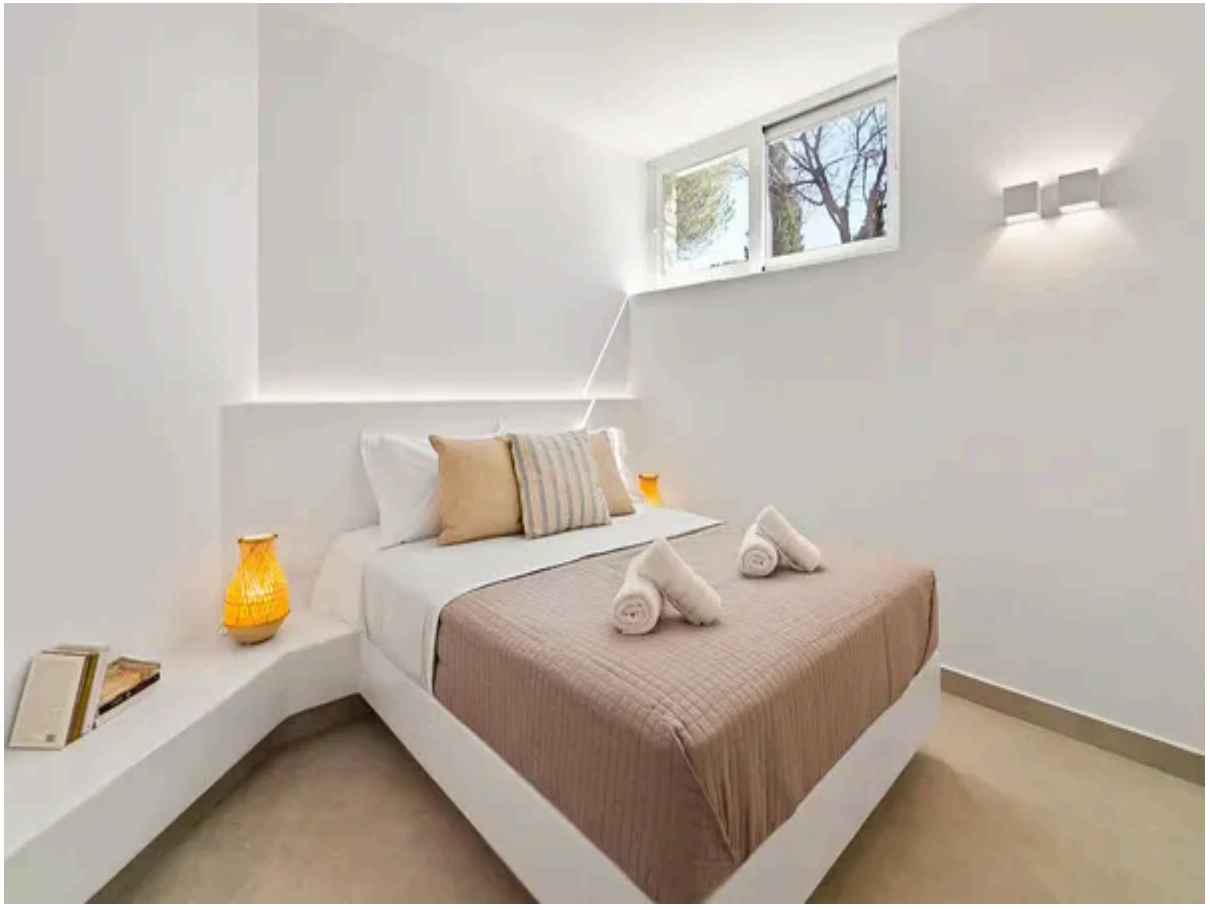
Interior
- Open plan living and dining area
- Fully equipped kitchen
- Guest bath
- Cloak room
- Laundry room
- Master bedroom with king-size bed and en-suite shower room (independent access)
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with queen-size bed and en-suite shower room
- Bedroom with queen-size bed and en-suite shower room
- Bedroom with twin single beds and en-suite shower room

Exterior Grounds
- Private swimming pool
- Outdoor lounges
- Outdoor shower
- Shaded outdoor dining area & BBQ kitchenette

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Hairdryer
- Washing machine
- Iron
- Travel cot & highchair available on request
- Parking for 4 cars







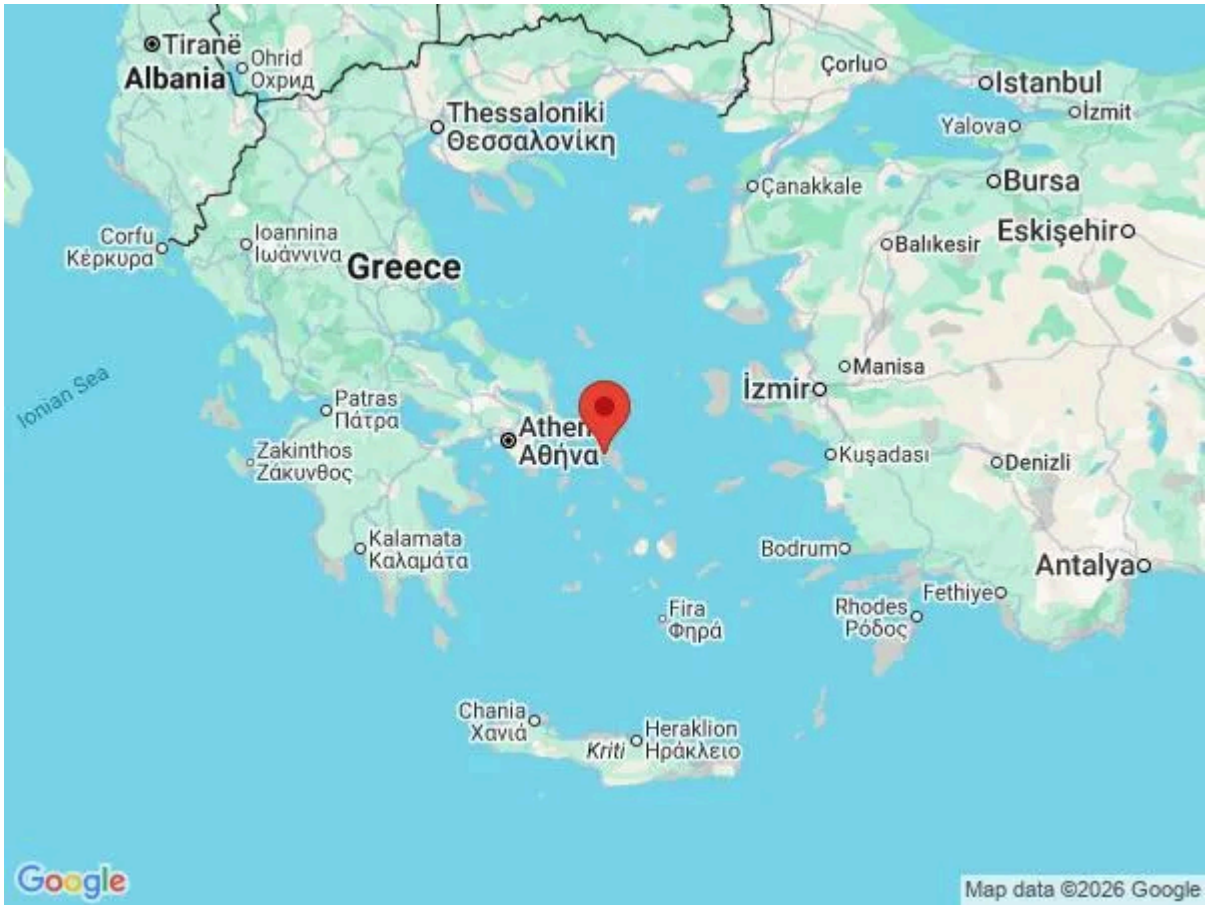
Location & Local Information

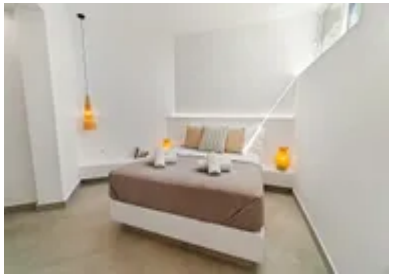
Villa Batsi is set on the south west coast of Andros, an area prized for its gentle climate and protection from the strong meltemi winds that can affect other parts of the island in summer. This privileged position allows guests to enjoy warm, calm days by the sea, making outdoor living a natural part of daily life.

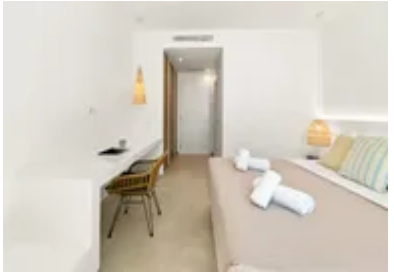
The nearby coastal area is characterised by clear waters, rocky inlets and inviting swimming spots, ideal for those who prefer a quieter seaside experience. Beaches along this stretch of coast tend to feel relaxed and unhurried, with a handful of traditional tavernas offering fresh seafood and local dishes close to the water's edge. A short journey brings you to Batsi village, one of Andros' most popular seaside towns. Here, a small harbour is lined with cafés, bakeries and restaurants, creating a lively yet approachable atmosphere. The beach at Batsi is well organised and family friendly, while evening strolls along the promenade offer a glimpse into the island's easygoing social life.

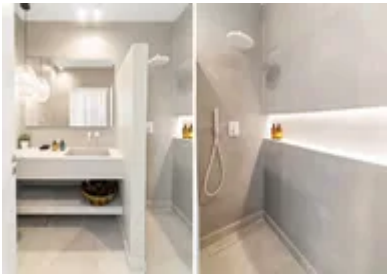
Andros is known for its distinctive character within the Cyclades, shaped by maritime history, neoclassical architecture and an unusually green landscape. Inland villages, stone bridges and historic monasteries reveal a deeper side of the island, while well-marked walking trails connect coast and countryside. These routes pass through terraced hillsides, freshwater springs and valleys, reflecting Andros' long agricultural tradition.Cultural highlights are never far away, with museums, galleries and historic mansions dotted across the island, particularly around Andros Chora. Villa Batsi's location offers a well-balanced base, combining peaceful seafront living with easy access to villages, beaches and the cultural heart of the island.

Reaching Andros is simple and part of the adventure, with all access exclusively via ferry adding to its authentic island charm. From Athens, ferries depart regularly from the port of Rafina and take between 1–2 hours, making it a convenient option for travellers arriving in the capital. For those island hopping and exploring other Cyclades islands, Andros is well connected, with ferry routes from Tinos taking around 1 to 1.5 hours and from Mykonos approximately 1.5 to 2.5 hours. If you're travelling in from further afield, the nearest airports are Athens and Mykonos, both of which offer easy onward ferry connections to the island.









Local Amenities

Nearest Airport	**Athens International Airport (by ferry) (96.9km)**
Nearest Beach	**Paralia Mpatsi (1.5km)**
Nearest Ferry Port	**Andros Ferry Port, Gavrio (9.6km)**
Nearest Restaurant	**Stamatis Tavern (1.1km)**

Nearest Supermarket	**AB Supermarket (2.6km)**
Nearest Town/City	**Hora (25.7km)**
Nearest Village	**Batsi (1km)**

What we love

- The villa's sheltered seaside position on Andros' south west coast, where calm conditions allow outdoor living and swimming to be enjoyed throughout the summer
- The infinity lap pool and terraces, perfectly aligned with the sea to create a constant visual connection between water, sky and horizon
- The thoughtful layout of multiple bedroom suites, including an independent master suite, offering privacy and flexibility for larger groups travelling together

What you should know...

- The infinity-style pool and terraces feature open edges, so supervision is advised for young children
- The minimalist design focuses on clean lines and simplicity, which may not suit guests seeking ornate or traditional interiors

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:** 3pm

- **Departure time:** 11am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** No pets

- **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.

- **Other Cleaning:** For a 4-night stay, cleaning occurs once. For 2 week stays, cleaning occurs twice. Additional cleaning can be arrange upon request for an extra charge.

- **Smoking Allowed?:** No smoking

- **Minimum stay:** Please note that there is a 4-night minimum stay, this may be increased across peak dates

- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. 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 villa

November - February: €4 per night, per villa