Villa Kifisia

Region: Athens Riviera **Sleeps:** 4

Overview

Villa Kifisia is a contemporary two-bedroom villa designed to provide a comfortable and practical stay for up to four guests. Combining modern interiors with well-equipped living spaces, the villa offers a relaxing base for couples, friends, or small families.

The villa features two master bedrooms, each furnished with a queen-size bed, Smart TV, and independent heating and air conditioning. One bedroom overlooks the garden and private pool, while the other enjoys views of the garden and the street.

The open-plan living area includes a comfortable sofa, Smart TV, fireplace, and a circular wooden dining table positioned to overlook the pool. The fully equipped kitchen provides all the essentials for self-catering, including a large refrigerator, oven, dishwasher, Nespresso coffee machine, toaster, and dining facilities.

Outside, guests can unwind beside the private swimming pool and enjoy the surrounding garden, creating a peaceful setting for relaxing throughout their stay.

Facilities

Sailing • Historical Sites • Watersports • Air-Con • Private Pool • Villa • Boat Trips • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Has Discount • Special Offer • Maid Service Available • Modern • Parking Space • Wi-Fi/Internet • BBQ • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Heating • Pre-Stocked Fridge Available • Transfers Available

Interior & Grounds

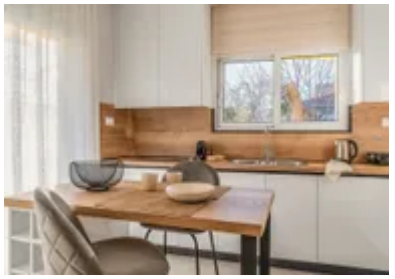
The Villa

Two bedroom villa sleeping up to 4 guests, with private pool

Interior:
- Fully equipped kitchen
- Open plan living/dining area
- 2x Double bedrooms
- Bathroom with Hammam

Exterior:
- Private swimming pool
- Terrace/courtyard
- BBQ area

Additional facilities
- Garden/pool views
- Hairdryer
- Outdoor shower
- Iron
- Cot (on request)
- Indoor fireplace
- Exterior security cameras

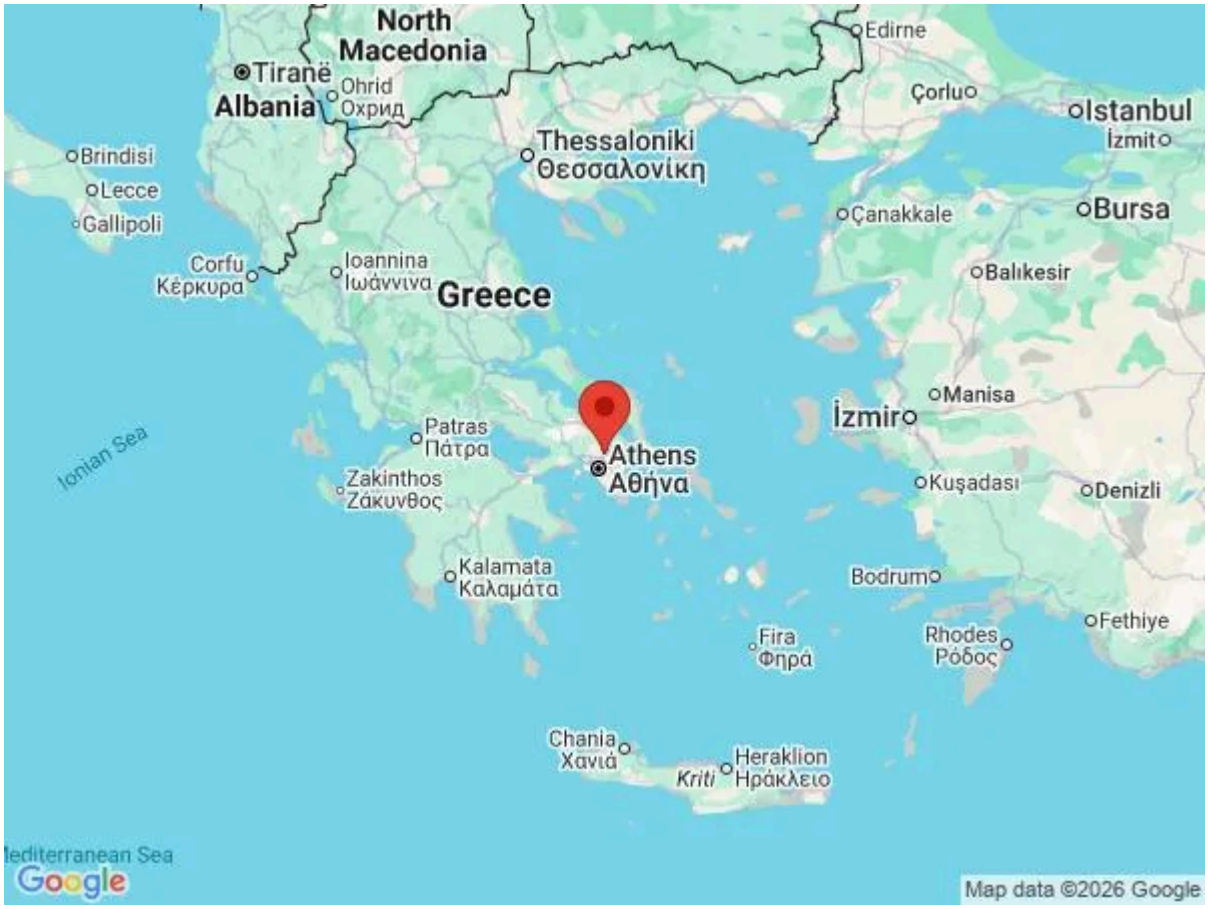


Location & Local Information

Kifisia is one of Athens' most established northern suburbs, known for its leafy streets, elegant atmosphere, and excellent range of shops, cafés, and restaurants. Combining a quieter residential setting with convenient access to the city, it is a popular choice for visitors looking to enjoy both relaxation and easy transport links.

The area offers a wide selection of everyday amenities, including supermarkets, bakeries, pharmacies, cafés, and local restaurants, all within easy reach. Villa Kifisia is well positioned close to Elaion Square, where guests will find a variety of dining options, grocery stores, a large supermarket, fitness facilities, banks, and other essential services. A kiosk located directly opposite the villa is open until late, while a nearby bistro, just a short walk away, also offers delivery to the property.

Kifisia also benefits from excellent transport connections. The villa is conveniently located close to both the National Road (Ethniki Odos) and Attiki Odos, providing straightforward access to central Athens, Athens International Airport, and many of the capital's attractions. This combination of local amenities, peaceful surroundings, and strong transport links makes Kifisia a practical and comfortable base for exploring Athens and the wider Attica region.



What we love

- The outdoor space provides a peaceful place to swim, sunbathe, or enjoy meals outside in complete privacy.
- Guests can enjoy a peaceful residential setting while remaining close to shops, cafés, restaurants, supermarkets, and major road links, making it easy to explore Athens and the surrounding area.

What you should know...

- The villa accommodates a maximum of four guests, making it best suited to couples, small families, or friends travelling together.
- Although shops, cafés, restaurants, and supermarkets are within walking distance, having a car is useful for exploring Athens and the surrounding region.

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

- **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

- **Other 2:** The pool maintenance comes once a week to the villa.

- **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