Villa Theras

Region: Santorini **Sleeps:** 8

Overview

Santorini's volcanic landscape, with its distinctive black cliffs rising from the blue waters of the Aegean Sea, offers a striking natural setting. At Villa Theras, guests can enjoy a private and unobstructed view of the island, dining on the terraces while watching the sunset over the Mediterranean.

Located in a quiet neighbourhood at the highest point of Fira, the villa is surrounded by lush gardens and built in the neoclassical style, replacing an original 18th-century structure. The spacious property accommodates up to eight guests, consisting of a main house and a separate studio, offering privacy for groups travelling together.

The high cross-vaulted ceilings add a traditional architectural element while creating a sense of openness and space. The lounge features large windows and doors that lead to the veranda, offering an expansive view. The kitchen is well-equipped with modern amenities and unique features, providing a functional and enjoyable space for meal preparation.

The ground floor includes two double en-suite bedrooms, while a third double bedroom is located up a short flight of stairs, offering a clear view of the Caldera. All bedrooms are fully air-conditioned, and two can be configured as twin-bedded rooms.

The villa provides a peaceful retreat, with a shaded courtyard and sun loungers for relaxation after a day exploring Santorini. Guests can experience the island's historical and architectural sites, swim in the open sea, or unwind in the villa's infinity jacuzzi.

The Studio, located next to the Main House, offers a comfortable space to unwind after a day at the beach or







exploring the island. It features a private entrance for easy access. Inside, there is a bright and airy double bedroom with unique decorative elements, an en-suite bathroom, a kitchenette, and a private veranda with an outdoor seating area.

Whether for a family vacation or a getaway with friends, this villa combines comfort and elegance, providing a relaxing space for an enjoyable stay in Santorini.

Facilities

Villa • Boat Trips • Sailing • Historical Sites • <1hr to Airport • Air-Con • Walking/Hiking Paths • Walk to Village • Working Fireplace/Woodburner • Ideal for Parties • Maid Service Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Chef/Cook Available • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • TV • Indoor Games • DVD • Hot Tub • Heating • Ceiling Fans • Caves/Pre-historic site • Kid-friendly museum • Water excursions/Boat trips • Transfers Available • Breakfast Available • On-Site Concierge • Fenced Grounds

Interior & Grounds

The Villa

Ground floor:
- Fully Equipped kitchen
- Dining area
- Lounge
- Master double bedroom with en-suite
- Double bedroom with en-suite (Can be converted to twin beds)
- Restroom

Upper floor:
- Double bedroom woth shared bathroom (Can be converted to twin beds)

Studio:
- Double bedroom with en-suite (Can be converted to twin beds)
- Kitchenette

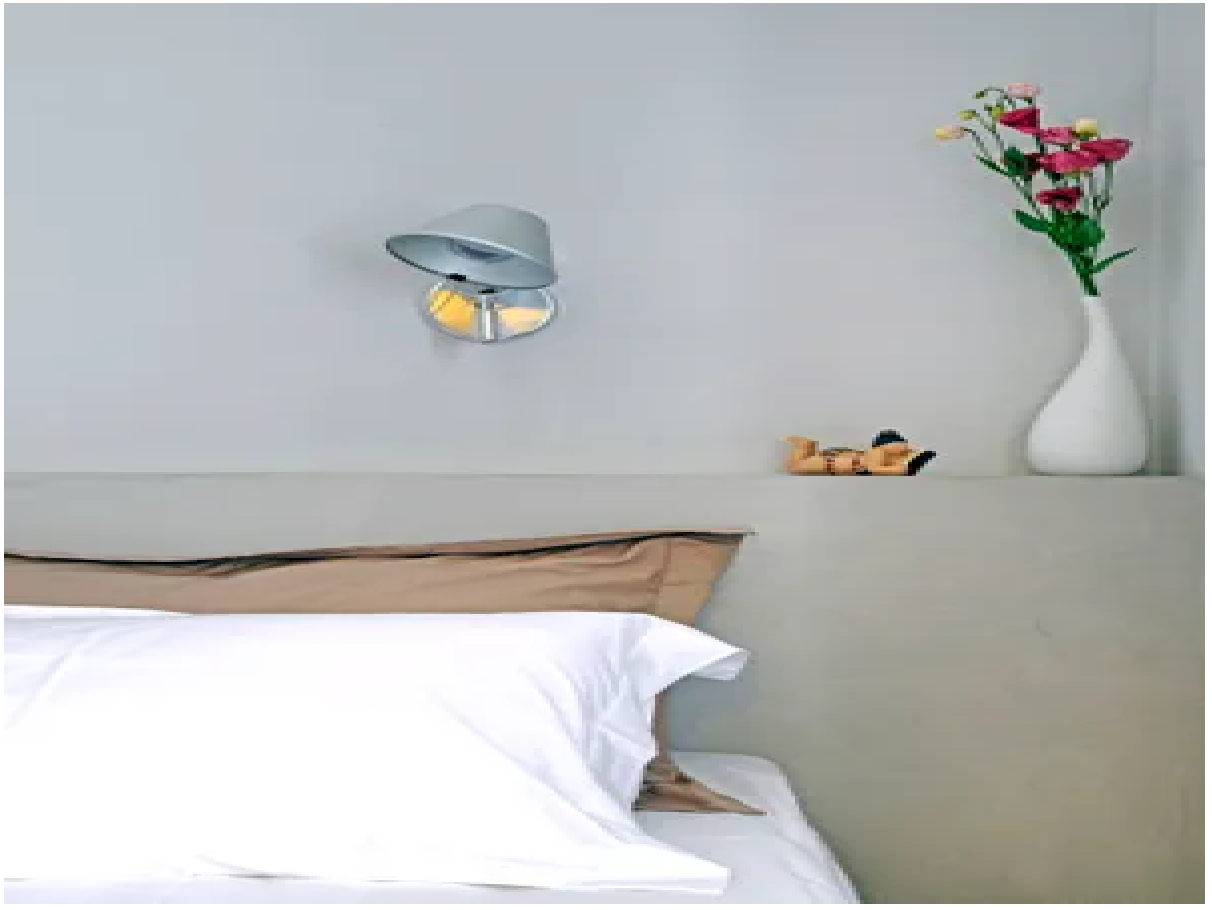
Exterior:
- Courtyard
- Jacuzzi
- Dining area
- Seating area

Additional facilities
- On-site Concierge
- Veranda
- Daily housekeeping
- Daily breakfast
- Hairdryer
- Beach towels
- Docking station
- Satellite TV
- Safety deposit box









Location & Local Information

Santorini is the most southern island of the Cyclades, lying between Ios and Anafi.

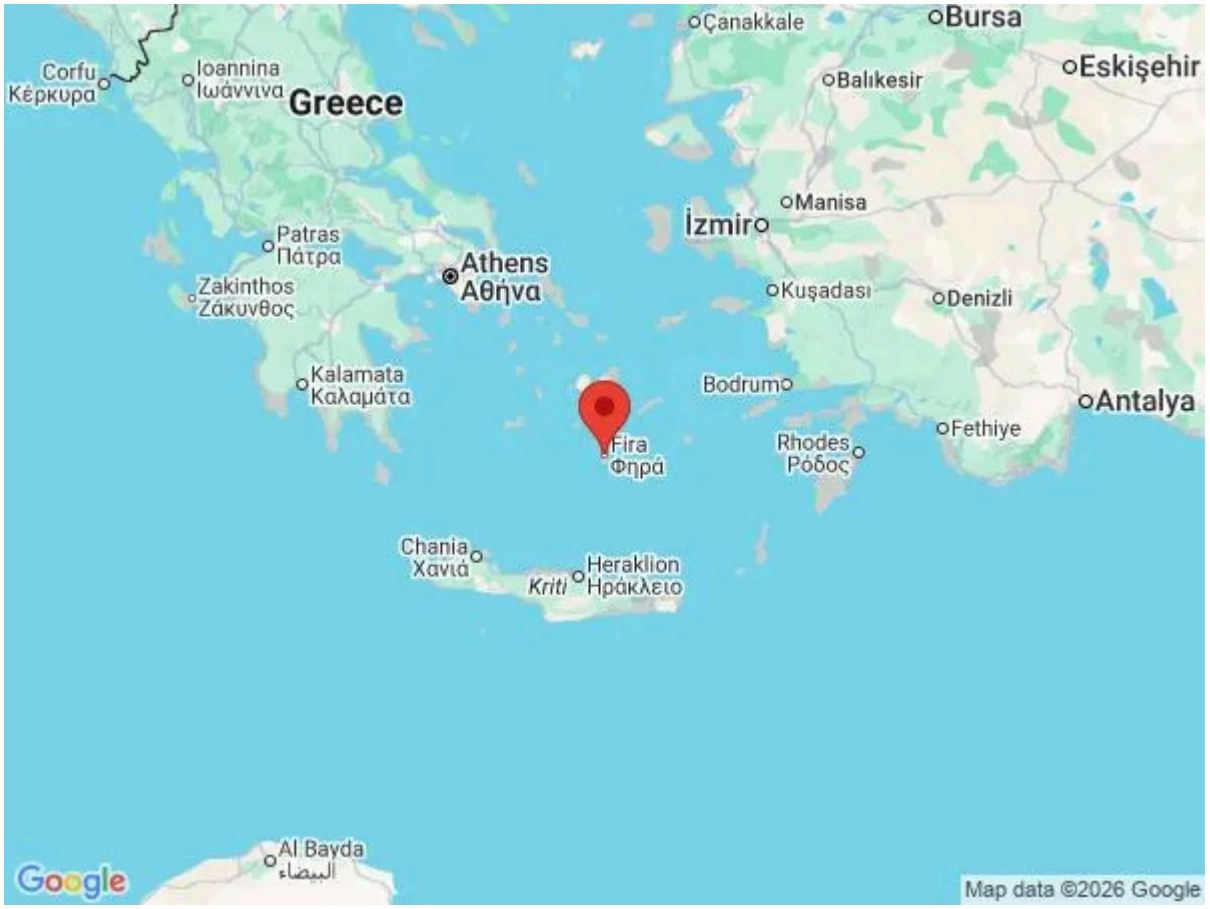
It covers an area of 96 square kilometers, and measures 18km from the northern to southern tip. Its width varies from 1,3 km at the narrowest point to 6 km at the widest. The permanent population of 13.000 people lives in 14 villages. It is situated 130 nautical miles from Piraeus in the north and 70 nautical miles from Crete in the South.

The west coast of Santorini ends in a steep precipice – known as a Caldera, which is 300 to 400 meters deep and up to 300 meters high. The cliffs surrounding Caldera range in height from 150 – 300 meters.

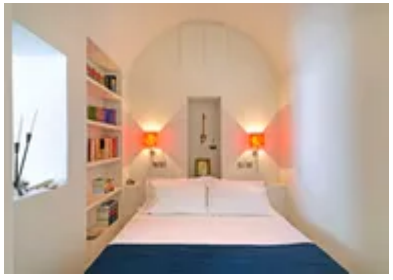
villa Theras is situated on the highest archipelago with views overlooking most of the island, including Aspronisi, Palea and Nea Kameni and Thirasea. The villa is positioned in an historical part of Fira. It takes approximately 10 minutes on foot along the most beautiful foot path to reach the centre of the capital of Santorini. Due to the size of the island the main touristic beaches and villages are within an easily managable, 5 - 20 kilometer radius.

Local Amenities

Nearest Airport	**Santorini Airport (JTR) (6 km)**
Nearest Ferry Port	**Port of Athinios (10 km)**
Nearest Village	**Firostefanie (Under 1 km)**
Nearest Town/City	**Fira (Under 1 km)**
Nearest Restaurant	**Fira (Under 1 km)**
Nearest Bar/Pub	**Fira (Under 1 km)**
Nearest Shop	**Fira (Under 1 km)**
Nearest Supermarket	**Fira (Under 1 km)**
Nearest Beach	**Exo Galio (4 km)**









What we love

- The views of Caldera are unlike anything you'll have seen before, perched on one of the highest point on the island.
- The charming yet discreet hospitality of the staff and owners will be tailored to suit from the moment you arrive.
- The incredible addition of a clifftop infinity jacuzzi brings modern luxury to this traditional island villa.

What you should know...

- There is no swimming pool on site, but on this island you're never far from taking a dip in the tepid Mediterranean waters.
- Not suitable for children under 12 years old due to the clifftop location and several low walls.

Terms & Conditions

- **Security deposit:** €800 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 15.00

- **Departure time:** 11.00

- **Energy costs included?:** Included in the rental price

- **Linen & towels included?:** Linen, bath & beach towels included in the rental price. Changed every third day

- **Pets welcome?:** Pets are allowed on request basis. A service fee of €25 per pet per stay will be applied. Vaccination certificate of the pet is required upon check in.

- **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?:** No smoking inside the villa

- **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:** 3/4 nights - Low/Mid season 5 nights - High season

- **Heating costs included?:** Included in the rental price

- **Internet access?:** Wi-Fi connection included

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