# Villa Regina Rossa

**Region:** Corfu **Sleeps:** 14

## Overview

This exceptional villa comprising of two semi-detached houses connected via a gorgeous veranda is set on a small hill, within easy walking distance from the stunning beaches of Roda and Acharavi. Villa Regina Rossa is conveniently located between the popular resorts of Kassiopi and Sidari, just a short 20-minute drive to either destination, in the northern part of Corfu.

Enjoying breathtaking views over the Ionian sea and in a quiet and intimate location, the property is particularly suitable for large groups. Equipped with a plethora of child-friendly facilities such as toys and a table tennis table, as well as impressive outside grounds, the villa is perfect for families. The bright red-coloured villa is surrounded by lush Mediterranean gardens, ideal for spending long days out splashing about in the beautiful pool, soaking up the sun in the spacious terrace and enjoying gourmet meals in the lovely barbecue area.

The main house spreads over three floors, and it houses four of the seven bedrooms, as well as a fully equipped kitchen and an open, breezy living space. The guesthouse offers enough space to accommodate the remaining six guests, and a second kitchen and lounge. Villa Regina Rossa offers its guests state-of-the-art amenities in a superb environment, providing all key ingredients for a truly unforgettable holiday experience in one of the most incredible islands in the whole Mediterranean sea.

*The villa can accommodate up to 14 guests across standard and sofa beds. However, 2 extra beds can be added in the 2 single bedrooms increasing capacity to 16, as well as any additional baby cots.









## Facilities

Catering Available • Villa • Boat Trips • Historical Sites • <1hr to Airport • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Recommended • Air-Con • Heated Pool • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • DVD • Dishwasher • Outdoor Games • Water excursions/Boat trips • Transfers Available • Water park • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa

Regina Rossa is a beautiful property comprised by two semi-detached villas communicated through a spacious veranda. With 8 bedrooms and 5 bathrooms, it accommodates up to 16 guests

***Main House (200 m2)***
*Lower Ground Floor*
- Family suite consisting of 2 connecting bedrooms (Double bed and 2 single beds)
- Utility room

*Ground Floor*
- Open-plan living room with fireplace and sliding doors to pool terrace
- Fully equipped kitchen with dining area
- Guest toilet

*First Floor*
- Double bedroom with en-suite shower room and veranda access
- Double bedroom with balcony access
- Single bedroom with balcony acesss
- Family bathroom, with bath

***Small House (120 m2)***
*Lower Ground Floor*
- Double bedroom with en-suite bathroom and terrace access

*Ground Floor / Pool level*
- Open-plan living area and kitchen
- Double bedroom
- Twin bedroom with balcony access
- Family bathroom
- Shared access to veranda

*Exterior Grounds*
- Swimming pool with shallow part (lowest depth of 75cm, 12.5x5m)
- Sun loungers and parasols
- Poolside shower
- Covered terrace with chill out area
- Barbecue
- Two alfresco dining spaces
- Outdoor games including table tennis and swings
- Gardens
- Parking space

**Additional Facilities**
- Free Wi-Fi
- Air-conditioning throughout
- Heating
- Iron and ironing board
- Hairdryers
- Toys
- Washing machine
- Dishwasher









- Baby cots and highchairs on request
-Bathrobes and slippers
- Shower gel and shampoo/ conditioner in all bathrooms
- Childrens toys (upon request)
- Childrens growing bed (upon request)
- Yamaha Keyboard
- Foldaway bed on request

# Location & Local Information

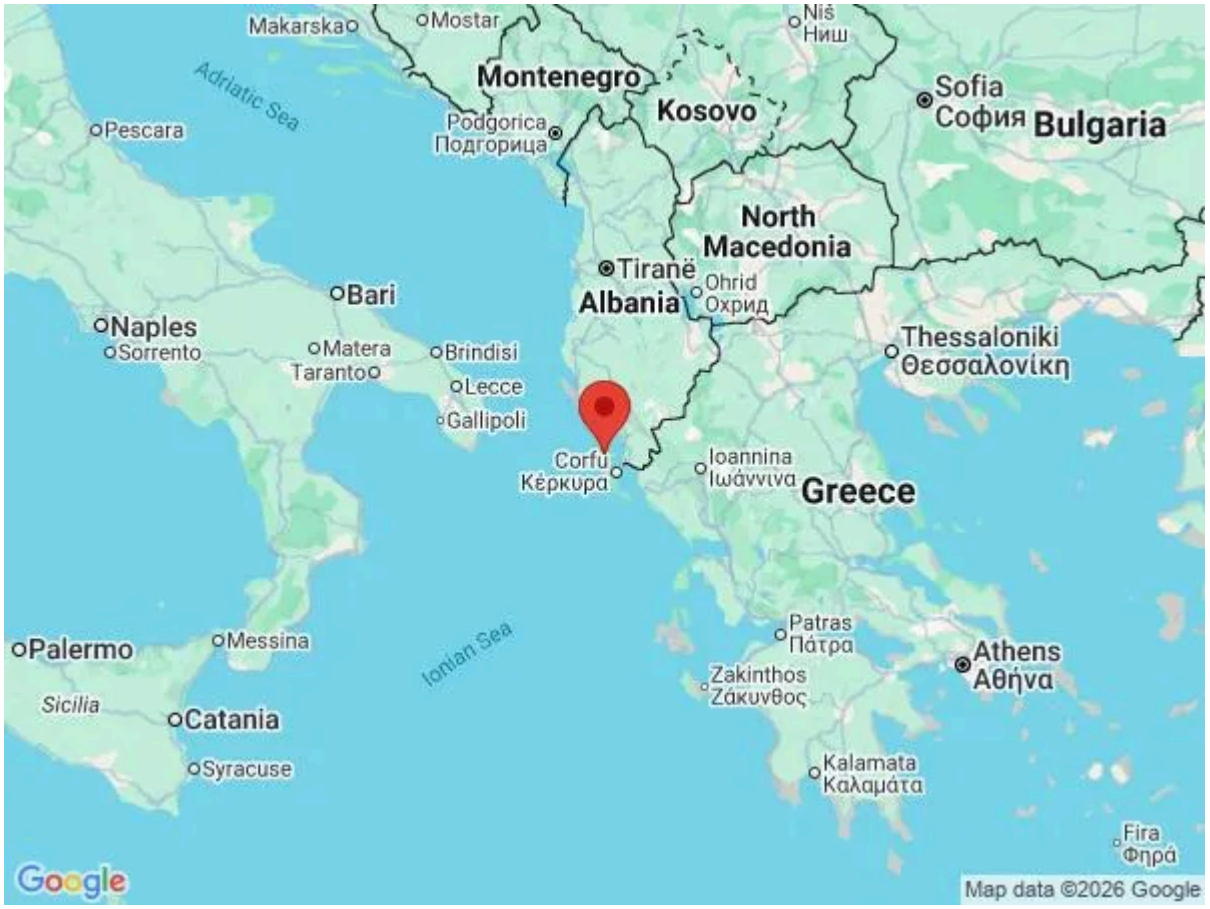
The Villa is located towards the north coast of Corfu, where you will find a stunning blend of rugged cliffs, golden beaches, and traditional villages, offering a mix of lively resorts and tranquil hideaways. Renowned for its crystal-clear waters and lush green landscapes, this region is home to popular destinations like Sidari, famous for the striking sandstone formations of Canal d'Amour, and Kassiopi, a charming fishing village with a historic castle overlooking the Ionian Sea. The coastline is dotted with secluded coves, perfect for swimming and snorkelling, while olive groves and cypress-covered hills create a picturesque backdrop. Whether you're seeking vibrant nightlife, water sports, or peaceful nature escapes, the north coast of Corfu captures the island's diverse charm and beauty.

Nestled in the middle of a pristine countryside area, Villa Regina Rossa enjoys a privileged, isolated position, yet at a short distance from impressive seaside resorts such as Roda and Acharavi, which share 7 km of amazing Blue-Flag winner golden sand and pebble beaches. Equally attractive bays with tiny beaches and a plethora of vibrant bars and tavernas can also be found in the settlement of Sidari. This exciting resort is also renowned for its "Channel of Love" with several caves underneath to be explored by the most adventurous ones.

A 15-minutes drive will also take you to Kassiopi, a charming, little village famous for its countless sandy beaches, watersport clubs, traditional tavernas serving mouth-watering local dishes. Kassiopi boasts a few lively night bars which have turned it into an extremely attractive destination, ideal for all ages.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Corfu International Airport (38 km)** |
| Nearest Village | **Roda (2 km)** |










| | |
|---|---|
| Nearest Town/City | **Kassiopi (16 km)** |
| Nearest Restaurant | **To Neon (500 m)** |
| Nearest Beach | **Roda Beach (2 km)** |
| Nearest Supermarket | **GP Roda Supermarket (2 km)** |

# What we love

- Child-friendly property, suitable for families seeking for a comfortable, stylish and relaxing getaway
- Having two semi-detached houses provides the privacy that big family holidays need!
- The vibrant red of the villa's facade, that gave the name to the property - Regina Rossa means Red Queen in Italian
- The stunning views from the villa, that extend to the village of Roda and the Ionian sea
- The maid offers a washing and dryer service, paid locally

# What you should know...

- It's an easy walk downhill to the beach, but perhaps a little less easy coming back up the hill later on in the day, especially after a visit to a local taverna!
- Note one bedroom features two single sofa beds in the main house
- In the Family Suite you need to pass through one to reach the other, and the first has no balcony or windows.
- The 16th Guest can be accomodated on a single foldaway bed

# Terms & Conditions

- **Security deposit:** € 1,000, euros payable to owner by bank transfer 7 days before arrival and refunded 3 days after departure.

- **Arrival time:** 16.00

- **Departure time:** 11.00

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

- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.

- **Changeover day:** Flexible

- **End of stay cleaning:** The villa is cleaned every 2nd day, and linen & towels changed 2 times per week. 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:** Light clean available 5 days a week

- **Smoking Allowed?:** Not permitted (Outdoors only)

- **Other 2:** The villa can accommodate up to 14 guests across standard and sofa beds. However, 2 extra beds can be added in the 2 single bedrooms increasing capacity to 16, as well as any additional baby cots. When minimum occupancy is booked, the guesthouse will not be available.

- **Minimum stay:** 4 nights

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €/350 per week (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Internet access?:** The property has complimentary Wi-fi 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