

# Villa Regina Rossa

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

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## 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

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

# 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 14 guests

### **Main House (200 m2)**

#### *Lower Ground Floor*

- Double bedroom , seaview
- Bedroom with sofa bed (can be made two singles), access to lower ground terrace, stairs to pool
- 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
- Two single bedrooms with balcony access
- 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



# Location & Local Information

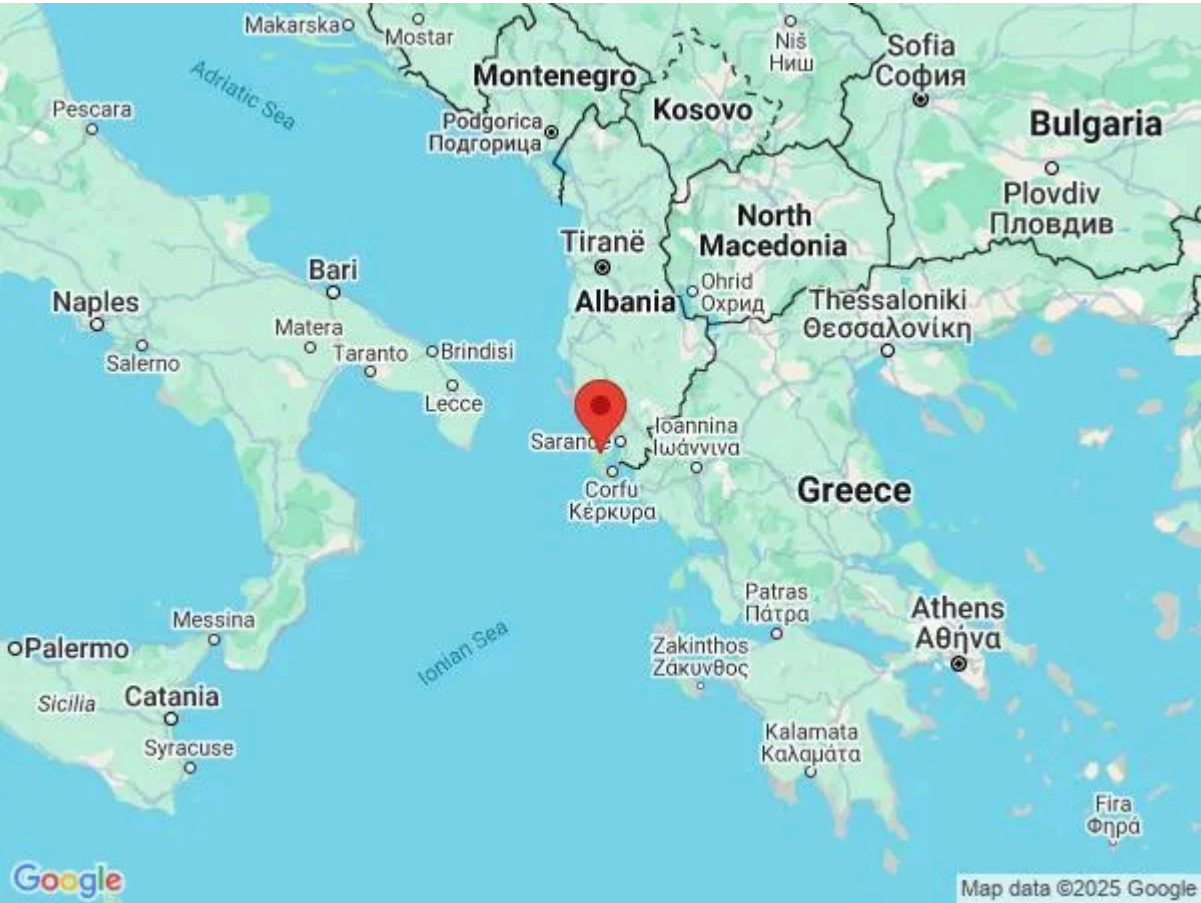
The Villa is located towards the north coast of Corfu, where you will find a stunning blend of rugged cliffs, golden beaches, and traditional villages, offering a mix of lively resorts and tranquil hideaways. Renowned for its crystal-clear waters and lush green landscapes, this region is home to popular 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
- Planned for 2023 new beds, new BBQ, new outside eating facilities, adding bathrobes and slippers

## 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

# Terms & Conditions

- **Security deposit:** €700 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **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 available?:** Yes and light cleaning 5 days a week also included. However, 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 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:** 7 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.
- **Tax:** From 1 January 2018, the Greek Ministry of Tourism will be charging a tourism tax. This will be collected from you when you get to your accommodation. The tax works out between 0.50 - 4 Euros per night. The amount you'll pay will depend on the official rating of your accommodation.
- **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