

# Ikos Kassiopi

Region: Corfu Sleeps: 8

## Overview

Built in a traditional Corfu style, the villa features wooden floors, light-filled interiors, air-conditioning throughout, and en-suite bathrooms. Its split-level layout provides terraces on each level with views across the harbour and coastline.

The villa accommodates up to eight guests across four bedrooms: one king, one double, and two rooms that can be arranged as either twins or doubles. All bedrooms are spacious, offer ample storage, and include televisions.

On the first floor is the king-size master bedroom with en-suite bathroom and direct access to a terrace with a table and chairs overlooking the sea. Also on this floor is a double bedroom with en-suite, located along the corridor.

The ground floor includes one flexible double/twin bedroom with en-suite, as well as the main open-plan living area. The kitchen is fully equipped with an oven, hob, fridge, freezer, dishwasher, and pantry. Adjacent is a dining area with a large table, and a sitting room with sofas, television, DVD player, fireplace, and access to a veranda with sea views.

On the lower ground floor there is an additional double/twin bedroom with en-suite and direct access to the swimming pool terrace. This level also includes a fully equipped laundry room and a utility room.

Outside, the property offers a freshwater swimming pool with a Jacuzzi and views across the bay. A covered pergola with table and chairs, a barbecue, and a small outdoor kitchen with sink are located beside the pool. The terrace provides space for outdoor dining and relaxation.

A small, secluded beach is located just across the road at the end of the gated drive. Boats can be hired nearby and anchored there, and the villa's terraces offer an alternative setting for outdoor meals and leisure.



## Facilities

Watersports • Historical Sites • Sailing • Villa • Ideal for Kids • Air-Con • Boat Trips • Private Pool • Heated Pool • Ideal for Teens • Cots (Cribs) • Walk to Beach • Pets on Request • Has Discount • Special Offer • Maid Service Available • Chef/Cook Available • Beach Nearby • Modern • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Seafront • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating •





# Interior & Grounds

## The Villa

Four bedroom villa sleeping up to 8 guests, with private pool and beach access

### Ground Floor

- Bedroom 1 - Twin bedroom, with en-suite bathroom
- Guest toilet
- Kitchen – with oven, hob, fridge, freezer, dishwasher, pantry area, island units
- Open-plan living room and dining area

### First Floor

- Bedroom 2 - King bed, with en-suite bathroom & balcony
- Bedroom 3 - Double bed, with en-suite bathroom

### Basement

- Bedroom 4 - Twin bedroom with en-suite bathroom
- Laundry room, with washing machine, tumble dryer, iron & ironing board
- Access to garage

### Exterior

- Private swimming pool, with ladder access
- Jacuzzi
- Sun Loungers
- Parasols
- Outdoor kitchen, with barbecue
- Pergola dining area
- Outdoor furniture

### Additional Facilities

- Broadband Internet/ Wi-Fi
- Garage
- Satellite television
- DVD player
- Fireplace
- All linens provided
- Safe



## Location & Local Information

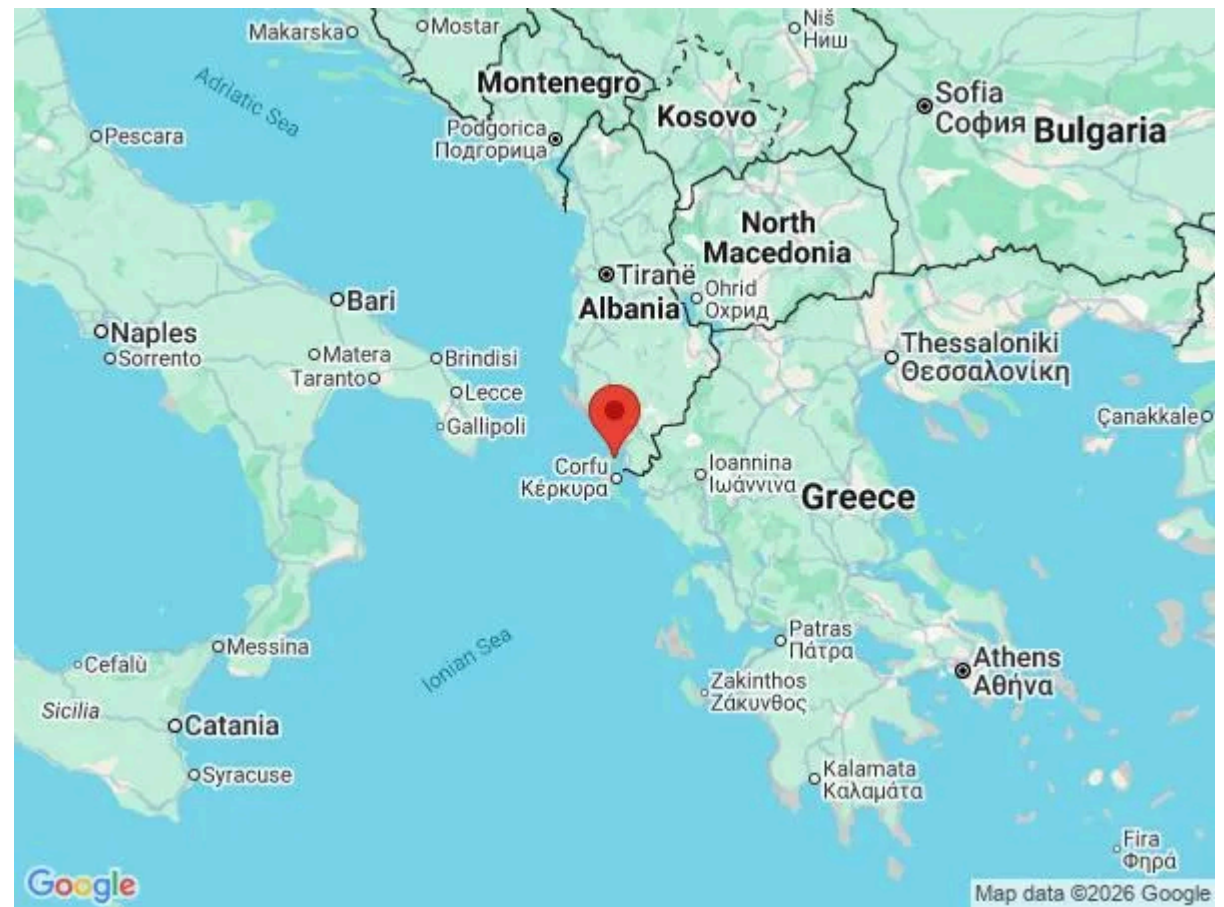
Once a quiet fishing village, Kassiopi has evolved into a vibrant tourist destination while preserving its traditions and culture. Located in the north-eastern part of Corfu, it is known for its beautiful beaches, lush pine forests and olive groves, with Mount Pantokrator rising behind it and shaping a landscape rich in natural diversity.

This popular seaside resort offers traditional Greek tavernas, lively bars and nightclubs, as well as a good selection of shops and supermarkets. The closest beach is just twenty metres away, while a short drive leads to several almost unspoilt Blue Flag bays, including Avlaki, which is particularly popular with families with young children.

To make the most of Corfu's spectacular coastline, we recommend hiring a boat from Agios Stephanos, Avlaki or Kalami to discover hidden coves and secluded spots along the shore. Corfu Town, thirty-seven kilometres away, resembles a fresco brought to life. The elegant arcades of the Liston overlook the marble-paved square where locals gather for coffee or a drink. Its old quarter, with its distinctive layout and narrow, winding streets, is the largest preserved medieval town in Greece. With its natural beauty, beaches, atmospheric restaurants, lively bars and varied nightlife, Corfu remains one of Greece's most celebrated islands, welcoming thousands of visitors each year.

## Local Amenities

Nearest Airport	<b>Corfu International Airport</b> (38km)
Nearest Beach	<b>Kalamionas Beach</b> (400 m)
Nearest Beach	<b>Engagement Bay (Small Beach)</b> (20 m)
Nearest Restaurant	450 m
Nearest Town	<b>Corfu Town</b> (35.3 km)
Nearest Village	<b>Kassiopi</b> (900 m)



## What we love

- The views from your private swimming pool - stunning sunsets across the bay are breathtaking
- The lovely beaches, tavernas and shops are all within walking distance so you won't need to spend lots of time in the car
- There is a shared access to a small beach just across the road, boasting crystal clear water

## What you should know...

- While you won't need a car, as the villa is so well situated, we recommend hiring one, simply so you can enjoy the rest of the island and really get a feel for the place

# Terms & Conditions

- **Security deposit:** €500, to be paid in cash upon arrival. Returned upon departure, dependant on condition of villa.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Included in rental price
- **Linen & towels included?:** Linen & towels provided
- **Pets welcome?:** On request
- **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:** Monday between July - August, otherwise flexible
- **End of stay cleaning available?:** Included in rental price, plus a midweek clean.
- **Smoking Allowed?:** Not permitted
- **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. (2 days advance notice)
- **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