# Kissamos Beach Villa

**Region:** Kissamos **Sleeps:** 16

## Overview

Kissamos Beach Villa sleeps up to twelve and holds an impressive frontline position on the beautiful shores of Korfalonas just meters from the water's edge, perfect for families looking for a truly relaxing escape. The villa makes a fantastic base for those wishing to explore wonderful Western Crete, with plenty of nearby beaches to explore, excellent local cuisine to enjoy and plenty more to see and do!

The main house is set over one level, across three bedrooms. The property has been lovingly designed with high attention to detail boasting stylish interiors and chic furnishings The large open-plan living, kitchen and dining area is a fabulous space for the whole family to enjoy, large patio doors and windows help guests make the most of the gorgeous surroundings. Two of the spacious bedrooms are doubles, while one is a twin room, each comes complete with a luxurious en-suite bathroom and uninterrupted views.

The lower floor has two bedrooms. This has been lovingly designed with high attention to detail boasting stylish interiors and chic furnishings. The use of natural materials and light colour scheme helps to create a relaxed vibe. The cosy open-plan living, kitchen and dining area on the lower ground floor is a fabulous space for the whole family to enjoy, the adults will love sampling the delicious Cretan wine from the wine cellar! Upstairs, on the ground floor, the two bedrooms are both doubles and each comes complete with a luxurious en-suite bathroom and private balcony's where the impressive mountain views can be enjoyed.

The outside space is as equally impressive, the shaded pergola-covered terrace makes a tranquil space to spend an evening dining al fresco with your loved ones. Children and adults alike will enjoy soaking up the sunshine in the lovely private infinity pool!

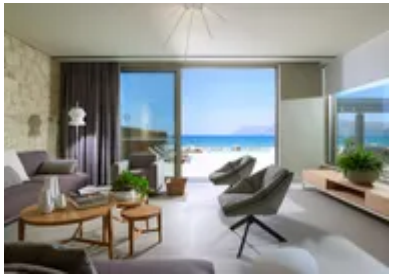


## Facilities

Villa • Boat Trips • Air-Con • Scuba Diving • Sailing • Watersports • <1hr to Airport • Walking/Hiking Paths • Private Pool • Walk to Village • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Included • Walk to Beach • Heated Pool • All Bedrooms En-Suite • Instagrammable • Beach Nearby • Ground Floor Bed & Bath • Beachfront • Modern • Walk to Restaurant • Waterfront • Wi-Fi/Internet • Seafront • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Safety Deposit Box • Satellite TV • Transfers Available • On-Site Concierge







# Interior & Grounds

## The Villa

Kissamos Beach Villa sleeps up to twelve and holds an impressive frontline position

*Lower Ground Floor*
- Living room
- Bedroom with double bed
- Bedroom with double bed
- Family bathroom
- Master bedroom with double bed and en-suite shower room

*Ground Floor*
- Open-plan living & dining area
- Fully-equipped kitchen
- Bedroom with double bed and en-suite shower room
- Bedroom with double bed and en-suite shower room
- Bedroom with twin beds and en-suite shower room

*Exterior Grounds*
- Private swimming pool (4.5m x10m, ladder access)
- Terraces
- Dining facilities
- Barbecue
- Access to beach

**Additional Facilities**
- Wi-Fi
- Air conditioning
- Smart TV
- Hairdryer
- Dishwasher
- Washing machine
- Iron & board
- Safe box
- Slippers, bathrobes & toiletries
- Parking for 2 cars

** Additional beds for up to 4 children can be provided on request at the time of booking for an additional cost. Please enquire for further information.*









# Location & Local Information

Kissamos Beach Villa has a brilliant location on the shores of Korfalonas in a rural setting just 2km from the popular town of Kissamos in Western Crete. The second largest city, Chania, is just a 20 minute car journey away and makes a fantastic day out with its lovely Venetian old town to explore. Chania airport is just forty-five minutes away.

The sea at Kissamos is a stunning colour of blue, restaurants are scattered along the sea side offering a good selection of Taverna food and plenty of fish. The Balos Beach / Lagoon is a popular place to swim and has a host of watersport offerings.A day's boat trip / charter is alwys a great way to enjoy the sea and scenery.

Out of high season there are local walking paths, best avoided in the midday sun.

The area has a few wineries that are worth a visit, as well as Olive Oil Press / factory.

## Local Amenities

| | |
|---|---|
| Nearest Village | **Korfalonas (2km)** |
| Nearest Town/City | **Kissamos (2km)** |
| Nearest Beach | **Korfalonas (10 metres)** |
| Nearest Shop | **(100m)** |
| Nearest Bar/Pub | **(350m)** |
| Nearest Airport | **Chania International Airport (54km)** |










# What we love

- Rare beachfront location where lazy days can be spent admiring the sparkling turquoise Aegean
- Great location close to the popular town of Kissamos, with a range of helpful amenities near-by
- There is plenty to see and do in the area, we recommend taking a boat trip out to Gramvousa or Balos

# What you should know...

- The villa is semi-detatched so you will have neighbours however there is still plenty of privacy ensuring a relaxing escape. The neighbouring villa, Aegean View Villa is sold separately.
- We recommend hiring a car in order to reach near-by attractions and amenities
- Pool heating is only possible in one of the two beachfront villas (Aegean View Villa or Kissamos Beach Villa) to be paid locally upon arrival. Not simultaneously. Please check before booking.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 15.00

- **Departure time:** 10.30

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

- **Linen & towels included?:** Yes, included in rental price

- **Pets welcome?:** Not allowed

- **Other Ts and Cs:** The villa will sleep up to 14 with extra beds. For larger parties of 17-20 guests, we recommend booking Kissamos Beach Villa and Aegean View Villa together.

- **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 villa manager reserves the right to deny access to unauthorised third parties (such as chefs, therapists, personal trainers etc) that do not comply with their requirements.

- **Minimum stay:** Please note that there is a 5-night minimum stay, this may be increased across peak dates

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €120 per day (to be paid locally on arrival). Please request at the time of booking. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Heating is only possible in one of the 2 beachfront villa pools at one time. Not simultaneously. Please check before booking.

- **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