

# Kompsos Villa

**Region:** Heraklion **Sleeps:** 11

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## Overview

A holiday at Kompsos Villa will offer you luxury and comfort in five star surroundings; it's a five bedroom villa that sleeps eleven, but as one of the rooms has two beds it can sleep up to thirteen if there are children in your party (please enquire for additional beds).

Built on a hillside, overlooking the beautiful Aegean Sea, it's a super villa finished to a very high standard. Set out over three levels, this villa is a great option for a large group or for two families sharing. The ground floor has the first of two fully fitted modern kitchens, with all the appliances you might need. There's an open plan living and dining area, with sofas, flat screen satellite television, fireplace and dining table and chairs – you can head out to the terrace directly from here too. On this level is the first of the bedrooms – a double with flat screen television and air conditioning.

From here, go down to the lower ground or pool level – here you'll find the second kitchen, another living and dining area and also another bedroom and bathroom. The recent renovation means a stunning newly built Hammam style steam room is now at the expense of Kompsos Villa's guests.

The layout of this villa means that two groups can happily be here and keep a little independence if they wish. Up on the first floor there are three further bedrooms. One is a double with a private veranda, the second is a twin room with an extra bed in it; great for children who can share a room and finally, there is a triple bedroom.

Venture outside and you'll find the stunning infinity swimming pool, along with a kids pool, kid playground and various terraces with lounge furniture. There's a great outdoor kitchen pool-side with a grill and wood fired oven



– go to the market in the day and meet up here in the evening, while you wait for your delicious local ingredients to cook. The views from Blue Key Villa are sensational – you'll really feel like you're on holiday when you sit out on the terrace in the evening, drink in hand, and watch the twinkling lights around the bay.

## Facilities

Wi-Fi/Internet • Air-Con • Great Value • Beach Nearby • Private Pool • Gym/Fitness Room • DVD • Pool/Snooker • Cots (Cribs) • Spa/Massage • Indoor Games • Instagrammable • Modern • Wellness • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Smart TV • Sauna/Steam • Outdoor Games • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Kompsos Villa is a contemporary 5-bedroom villa sleeping 11 guests with a private pool overlooking the bay of Aghia Pelagia.

### Lower Ground Floor/Garden Level

- Living area
- Fully-equipped kitchen
- Hammam Style marble steam room for 8 people
- Gym equipment
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom

### Ground Floor/Pool Level

- Living area
- Fully-equipped kitchen with dining facilities
- Bedroom with double bed
- Family bathroom

### First Floor/Upper Level

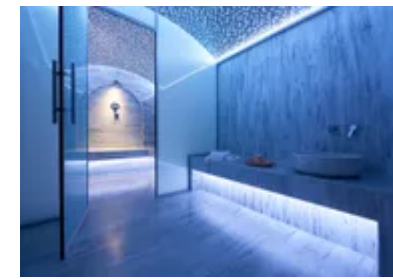
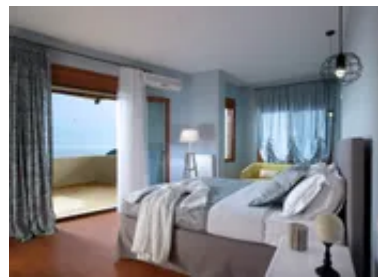
- Children's triple bedroom with slide
- Bedroom with double bed
- Family bathroom

### Exterior Grounds

- Private swimming pool (5m x 8m)
- Hydromassage mini pool
- Children's play area
- Terraces
- Dining facilities
- Gas barbecue
- Pizza oven

### Additional Facilities

- Wi-Fi
- Air conditioning
- 4k TVs
- Pool table
- Bathrobes & slippers
- Hairdryer
- Safe deposit box
- Travel cot & highchair available on request
- Parking

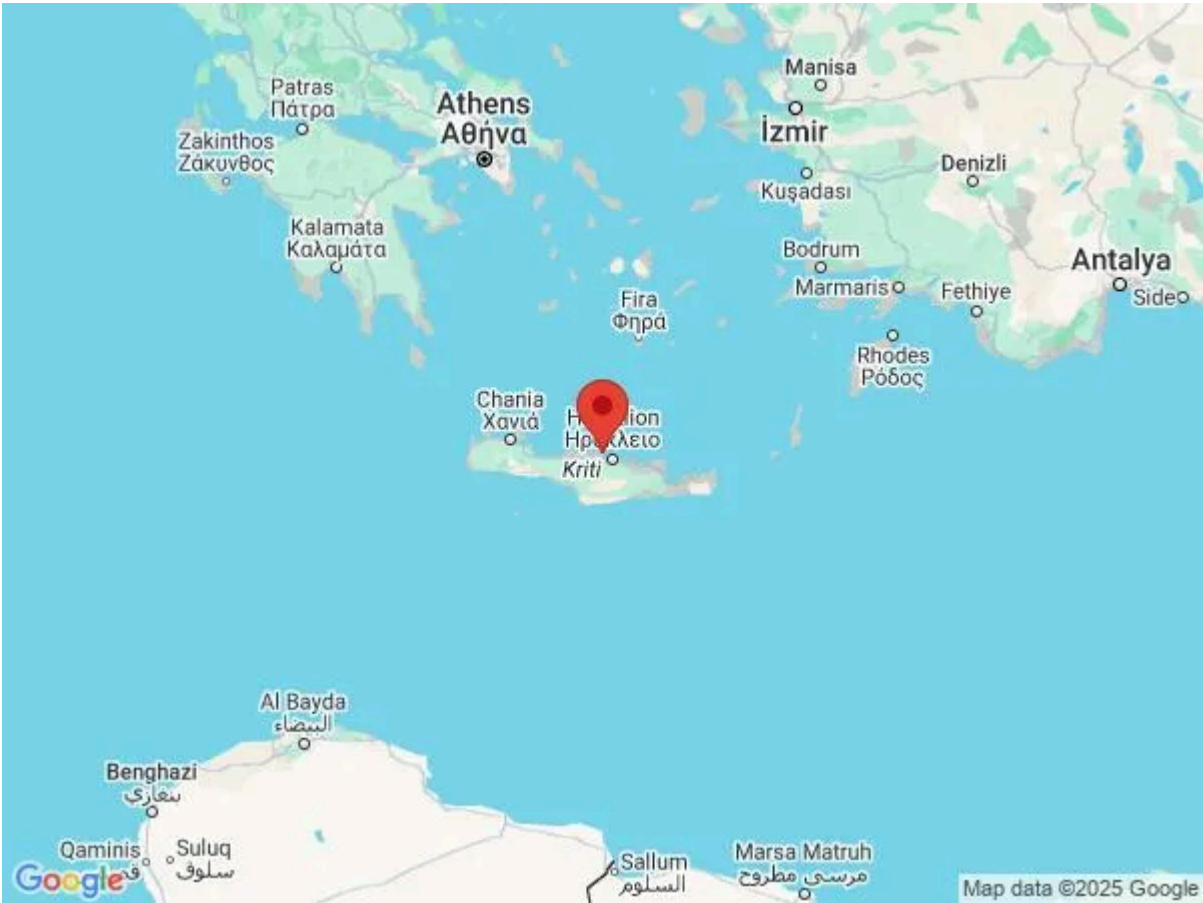


# Location & Local Information

The villa is conveniently located near to the charming resort of Agia Pelagia – a relaxed fishing village great for families and boasts a handy selection of amenities including restaurants, tavernas and a sandy beach perfect for snorkelling. Heraklion itself is only a 20km journey away and offers a wider variety of nightlife, with plenty of choice in bars and clubs.

## Local Amenities

Nearest Airport	Heraklion Airport (21.8km)
Nearest Town/City	Heraklion (19km)
Nearest Village	Agia Pelagia (12km)
Nearest Restaurant	Mythos Restaurant, Agia Pelagia (12.6km)
Nearest Supermarket	Mini Market, Mades (8.4km)
Nearest Beach	Mades Beach (8.7km)



## What we love

- The whirlpool adjoins the main pool, so perfect for small children – they can splash happily here!
- The outdoor dining area – it's the perfect place to gather, enjoying local ingredients cooked on the grill and wood oven, while enjoying the sensational sea views
- The local beaches are great – choose from either the family-friendly sandy beach in Agia Pelagia with its beach bars, or head further round the coast for the rocky coves and ruins at Fylakes

## What you should know...

- One of the bedrooms on the first floor has twin beds, and an extra bed too – great for children who can share. So the villa can sleep up to 10, but 8 is more comfortable
- The villa is in the hills so car hire is recommended. Take advantage of the independence renting a car will offer you and explore the local area – there's masses to see and do

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **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 available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** No smoking
- **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:** Please note that there is a 4-night minimum stay, this is increased to 7-nights across peak dates
- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €300 per stay (to be paid cash upon 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. \*In order heating to be efficient the pool cover needs to be placed on the pool every evening by the guests.
- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. 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