

# Villa Kallithea

Region: Rhodes    Sleeps: 8

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## Overview

Immerse yourself in tranquil Mediterranean ambience at three-bedroomed Villa Kallithea in Rhodes. Sitting pretty in the picturesque rural hillside and less than a 10 minute' drive from the awarded Blue Flag Kallithea beach, it's the perfect place to put up your feet and rest your furrowed brow. The family-friendly villa is surrounded by a landscaped green garden dotted with local flora and features rustic-inspired interiors like stone walls and wooden beams, blending elegantly into the countryside.

It's not only the idyllic Greek location that draws you into this charming villa. The spacious interior is well thought-out for a comfortable home-from-home stay. The master bedroom has a wall-to-wall window, letting in beautiful natural light and allowing you to enjoy the surrounding scenery. There's also a jetted bath tub in one of the bathrooms for a serene spa-like feel – just bring the bubbles!

The large, comfortable living room is equipped with a flat-screen television and a fully-equipped kitchen where you have plenty of room to prepare your meals. The villa also offers barbecue facilities and furnished dining areas – ideal for an evening gathering in the company of family and friends. With sunbeds and parasols lining the outdoor terrace, you'll have no trouble finishing your prime resting or sunbathing spot. When things get too hot, take a cooling dip in your private swimming pool.

Villa Kallithea is an ideal base for those looking to make the most of their time on the island by visiting places of historical importance, cultural significance and natural beauty. The villa is a short drive from the centre of cosmopolitan Rhodes town where there's an eclectic mix of old and new. Get lost in the Medieval ruins, tantalise your taste buds with fresh local cuisine or hop on a boat to



explore the rugged coastline – stopping off for a swim or a snorkel with the vibrantly-coloured fish.

## Facilities

Air-Con • Boat Trips • Tennis Nearby • Historical Sites • Watersports • Walk to Village • Ideal for Kids • Private Pool • Cots (Cribs) • Great Value • Ideal for Teens • Walk to Beach • Beach Nearby • Modern • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Dishwasher • Microwave • High Chair(s)

# Interior & Grounds

## First Floor:

- Master bedroom with and en-suite bathroom, access to terrace
- 2 x double size bedroom
- Family bathroom

## Ground Floor:

- Open plan living/ dining / fully equipped kitchen, doors to terrace
- WC

## Exterior Grounds:

- Swimming pool (8mx4m, with a depth of 1.5m)
- Outdoor sitting areas
- Barbecue
- Dining Table & chairs
- Sunbeds

## Other Facilities:

- Washing Machine
- Dishwasher
- Iron and ironing board
- Fireplace
- Air-conditioning
- Hairdryer
- DVD
- Coffee machine
- Television
- Bath with jacuzzi jet in master bathroom
- Sofabed sleeping an extra two guests, in sitting room



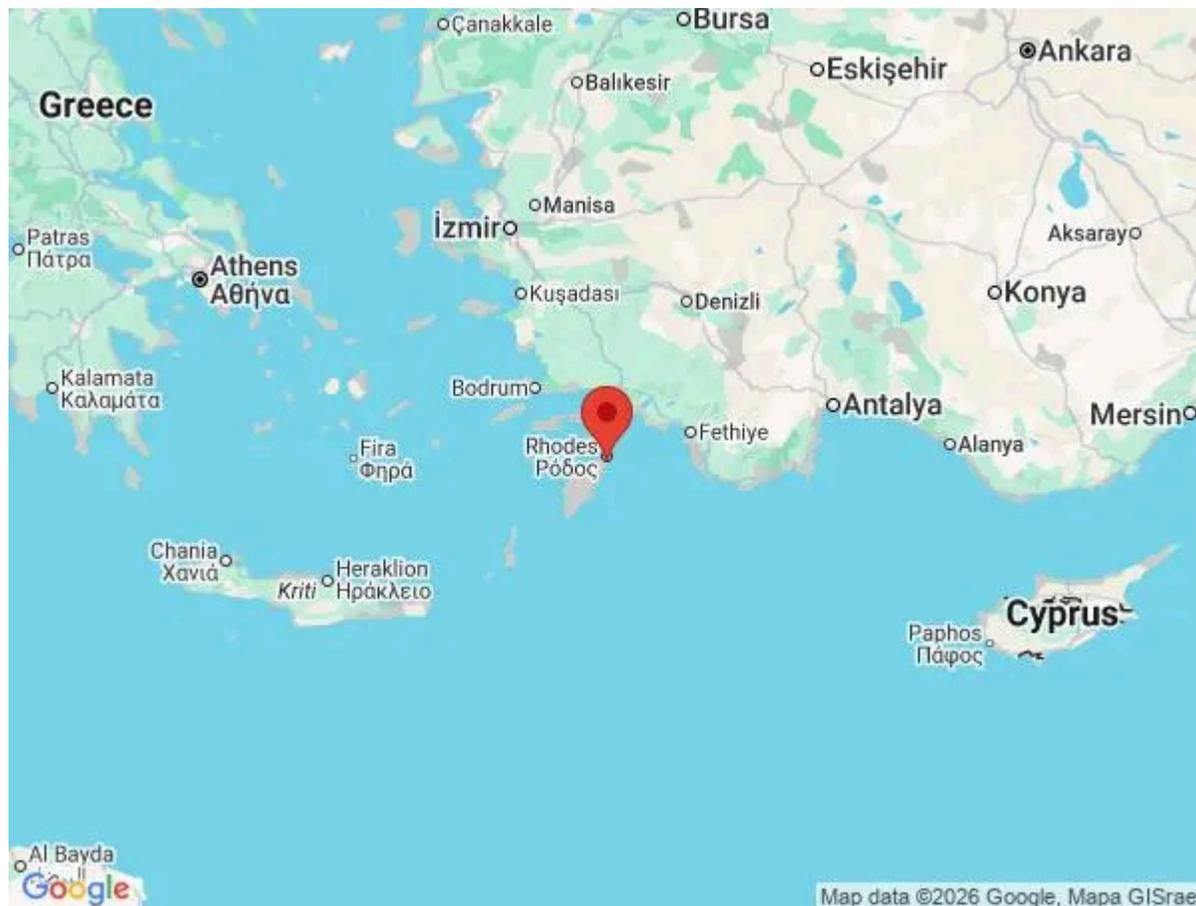
## Location & Local Information

Villa Kallithea is on the Greek island of Rhodes, known for its beautiful sandy beaches, ancient ruins and romantic old town. The villa is set in a peaceful spot and is still within a short drive of Rhodes centre, Faliraki and Kallithea where you can find a range of conveniences like supermarkets, local restaurants and bars, as well as child-friendly playgrounds and a famous water park. There's a few beaches within walking distance. You'll also find organised water sports there. Take your pick from boat rides, paragliding and water rings.

Rhodes Old Town is famous for a good reason – it's one of the best-preserved Medieval towns in Europe. Walk along the narrow-paved streets, visit the impressive Venetian Castle and the Byzantine churches or stroll around the charming old port. There's also a museum there with fascinating artefacts, alongside boutique shops and plenty of places to grab a bite to eat or a refreshing drink.

A drive further around the island will bring you to more magnificent beaches and picturesque villages. A lovely place is Lindos, a former fishing village with a stunning clifftop acropolis. There you can channel your inner history buff at the monumental temple, castle and church. Browse the streets lined with boutique shops – perfect for buying gifts like the island's famous decorative plates or picking up fresh local produce for cooking up a storm back the villa.

Villa Kallithea is also a 20km drive to Tsambika beach, considered as one of the best on the island. This pristine spot is over 1km long and features soft, golden sand and crystal-clear shallow waters. Don't forget your snorkels. For another family-friendly day trip, you can head to the nearby Valley of Butterflies – a lush green canyon, home to (you guessed it) a myriad of beautiful butterflies.



## Local Amenities

Nearest Airport

Rhodes  
(15km)

Nearest Restaurant	<b>Antonio</b> <b>(1.3km)</b>
Nearest Supermarket	<b>Katavenakis</b> <b>(1.2km)</b>
Sightseeing	<b>Rhodes Town</b> <b>(7km)</b>
Nearest Beach	<b>Kalami Beach</b> <b>(1.4km)</b>

## What we love

- Fairy-tale location surrounded by olive tree and close to Rhodes town, on the largest of Greece's Dodecanese islands. It's less than a 10-minute drive from the awarded Blue Flag Kallithea beach and is a short drive into Rhodes centre with top-notch restaurants and exciting historical sites.
- This villa is an excellent option for families or groups of friends with plenty of space, three bedrooms sleeping up to eight, a cosy living room and a modern kitchen.
- You can walk to the beach, restaurants and supermarkets.

## What you should know...

- The villa can sleep up to eight, but is more comfortable for 6. There are two double bedrooms and one king, alongside a double sofa bed in the living room.
- Car hiring is advisable for exploring more of the local area. The villa has a large driveway with plenty of room for parking a couple of cars.

# Terms & Conditions

- **Security deposit:** €400 taken as pre authorisation to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection
  - **Arrival time:** 16:00
  - **Departure time:** 10:00
  - **Energy costs included?:** Yes all energy costs are included in the rental price
  - **Linen & towels included?:** Linen and towels are included in the rental fee. For a stay more than 7 days, 1 free cleaning is provided.
  - **Pets welcome?:** Not allowed
  - **Other Ts and Cs:** Health and Safety, due to the design of the staircase children should be supervised and care should be taken at all times.
  - **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.
  - **Other Cleaning:** Cleaning is done every 7 days.
  - **Smoking Allowed?:** Guests are requested not to smoke in the villa.
  - **Other 2:** Cancellation Policy : 45 days before clients arrival no charge. Cancellations up to 14 days prior to arrival date: 50% of the total price and cancellations up to 7 days prior to the arrival date: 100% of the total amount.
  - **Minimum stay:** 6 nights
  - **Tax:** Enviromental tax - €10/per night - paid upon arrival
  - **Internet access?:** Complimentary wifi is available at the house.
- 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