Villa Ixos

Region: Mykonos **Sleeps:** 12

Overview

Welcome to Villa Ixos, an exquisite and delightful retreat nestled in the serene surroundings of Mykonos. This luxurious villa has been thoughtfully designed by its owners to embody the essence of eudaemonia – a concept rooted in personal happiness and fulfillment, celebrating a life well-lived with a minimalist touch and a genuine appreciation for life's simple pleasures. The owners' philosophy revolves around fostering creativity, nurturing curiosity, and embracing new adventures.

Drawing inspiration from the glistening sea salt and the iconic white houses of Mykonos shining in the sunlight from above, the villa seamlessly blends traditional stonework exteriors with the area's classic whitewashed charm.

The villa boasts a generously sized outdoor pool, affectionately referred to as the 'water lounge.' Here, you can bask in the inviting aquamarine waters, savor a refreshing beverage on the pool steps, and relish the lush scenery that surrounds you. Drift along on an inflatable ring, soaking up the Mediterranean sun. Encircled by protective stone walls mirroring the exteriors and fragrant blossoming bushes, the pool area creates a sense of retreat. A poolside pergola provides a haven for outdoor living, featuring cozy seating where you can unwind and dine al fresco using the available barbecue.

For the ultimate relaxation, the hammock area beckons you to swing gently while stealing glimpses of the sparkling Aegean Sea through picturesque stone-framed windows. But the most coveted spot to witness the renowned Mykonos sunsets is the rooftop terrace. From this vantage point, the breathtaking views of the rolling hills adorned with white houses and the vibrant blue sea inlets are nothing short of awe-inspiring.

Simplicity reigns supreme at Villa Ixos, evident in the uniform bedroom decor that runs throughout the property. These meticulously designed bedrooms prioritize restful sleep, featuring soundproofing and exceptionally comfortable beds adorned with pristine linens. Each room exudes an airy ambiance with its white palette and subtle touches of pale wood and elegantly curved furnishings.

Touches of sunny yellow patterned cushions infuse bursts of color into the rooms. Among the six bedrooms, four offer queen-sized beds, while the remaining two provide a choice between queen or twin beds. Superior sound systems enhance the ambiance of each bedroom, with several offering captivating sea views. Bedrooms on the first floor grant direct access to the pool terrace through floor-to-ceiling windows. The ensuite bathrooms, adorned in pristine white, range from charming Mykonos showers to stylish freestanding bathtubs, adding to the villa's allure.

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Facilities

Air-Con • Walking/Hiking Paths • Ideal for Kids • <1hr to Airport • Watersports • Working Fireplace/Woodburner • Historical Sites • Private Pool • Recommended • Sailing • Scuba Diving • Boat Trips • Wellness • Villa • Wow Factor • Maid Service Included • Chef/Cook Available • Special Offer • Cots (Cribs) • Ideal for Teens • Has Offer • Has Discount • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Modern • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Spa/Massage • Laptop Friendly Workspace • Indoor Games • DVD • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Sauna/Steam • Home Cinema • Heating • Ceiling Fans • Water excursions/Boat trips • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • Board games • Babysitting Available • On-Site Concierge • Children's videos/DVDs • Bathroom Toiletries • Pool inflatables

Interior & Grounds

The Villa

6 bedroomed Villa Ixos is a delightful retreat nestled in the serene surroundings of 'hip' Mykonos, sleeping 12 people. All beds are Queen size.

Lower Ground
- Gym
- Bathroom
- Queen-size bedroom with en-suite shower room

Ground Floor
- Panoramic terrace door and open- plan living area
- Dining area with 14-seat master table
- Fully-equipped open kitchen
- Master bedroom with en-suite shower room and pool access
- Home cinema video projector with satellite and Apple TV
- Connected sound system indoor and outdoor
- Guest bathroom and shower

First Floor
- Four master bedrooms with en-suite shower rooms
- Master bedroom with en-suite bathroom

Exterior
- Infinity pool
- Sunbeds
- Parasols
- 12-seat master table
- Pergola lounge area
- Unique-designed BBQ kitchenette
- Hammock room
- Stairs to rooftop
- Garden terrace of 200 sqm, circle seating for 12 guests, pétanque, indoor Gym WC and shower.

Additional Facilities
- Fireplace
- Air-conditioning in every bedroom
- Iron & ironing board
- Ceiling fans
- Wi-Fi
- Home cinema
- Indoor and outdoor sound system
- Soundproofing
- Bathrobes, slippers, toiletries









Location & Local Information

Nestled in the tranquil northern enclave of Mykonos known as Kastro, within Fanari, lies this remarkable villa. Conveniently situated just a short drive away from both Mykonos town and the New Port, and a mere 18 minutes from the airport, its location offers ease of access for visitors. The rooftop unveils a captivating panorama that includes the iconic octagonal-towered lighthouse situated in the area. This functioning lighthouse plays a crucial role in guiding maritime traffic between the island and its neighboring counterpart, Tinos. The spectacle of sunset from this vantage point is truly breathtaking.

Mykonos, a distinguished gem of the Cycladic region in the deep blue expanse of the Aegean Sea, is renowned worldwide. This idyllic island boasts a myriad of treasures, from upscale dining and exceptional shopping to its world-famous beaches. As the sun sets, the island comes alive with an electric nightlife. Nearby, Fanari Castle stands as the last vestige of the Byzantine-era fortifications. Positioned on a hillside, this fortress, dating back to the 12th century, remains remarkably well-preserved, a testament to its historical significance.

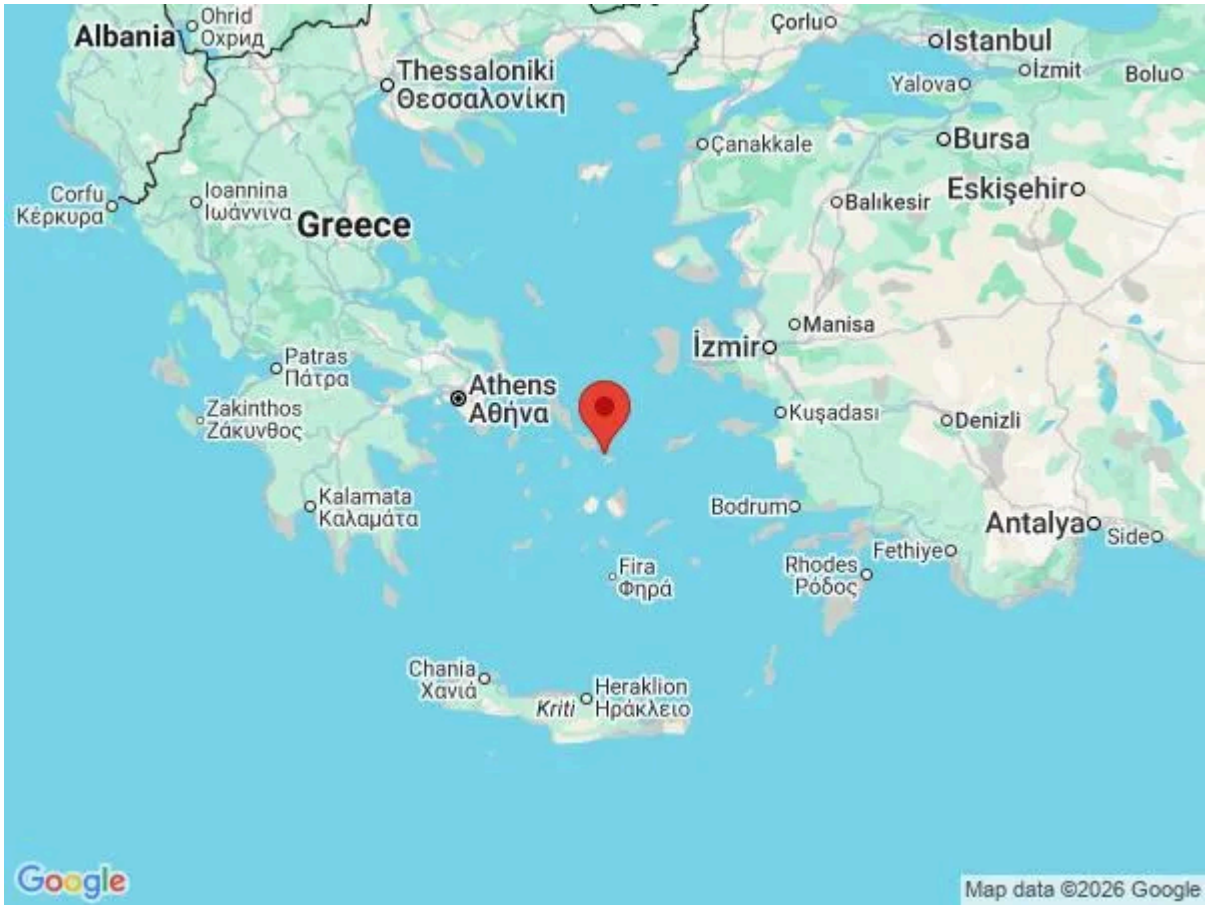
Mykonos Town, an artistic and fashionable hub, offers enchanting explorations through its labyrinthine alleys. The dazzling white Cycladic architecture adorned with bougainvillaea is nothing short of picturesque. Matogianni Street serves as an excellent starting point, lined with charming boutiques and souvenir shops, exuding a bustling and romantic ambiance. Art enthusiasts can indulge their curiosity at various intriguing galleries in town, such as the Dio Horia. Mykonos Town has its iconic array of seven windmills, is a sight immediately recognizable from postcards. These windmills, thought to have been constructed by the Venetians, have become symbolic of the island and historically powered local mills. Alefkandra Harbour, affectionately dubbed "Little Venice," adds to the island's charm with its cobblestone walkways and coastal dining spots. It's an instagrammers dream! Sit here for a cocktail whilst the waves lap up.

Of course, Mykonos is equally renowned for its pristine beaches that adorn every corner of the island. The untamed and secluded beaches grace the northern expanse, while the more popular ones embrace the southern shores. In the southern part of the island, Elia Beach stands out as an exceptional choice, boasting the title of Mykonos' longest beach. With its well-organized facilities and vibrant atmosphere, it's an excellent spot for relaxation. The golden sands and pebbles, nestled amid verdant slopes, offer not only beachside enjoyment but also the opportunity to climb up for a spectacular hillside view.

Agios Stefanos Beach, conveniently located near both the villa and Mykonos Town, is a hot spot during the summer months. Its turquoise waters glisten invitingly, providing a perfect backdrop for water sports enthusiasts. Meanwhile, Paradise Beach is the epicenter of lively parties and vibrant festivities.

Local Amenities

Nearest Airport	**Mykonos International Airport (7.6 km)**









Nearest Village	**Agios Stefanos (4 km)**
Nearest Town/City	**Mykonos (7 km)**
Nearest Restaurant	**Molaraki (2.8 km)**
Nearest Bar/Pub	**at54 Club & Lounge (6.2 km)**
Nearest Beach	**Agios Stefanos Beach, (3.6 km)**
Nearest Supermarket	**Arista Super Market (3 km)**

What we love

- The design of this villa is fresh and clean, carefully curated by the owners to evoke modern minimalism
- The views from the roof terrace and hammock room are dazzling - watch panoramic views that stretch across the Aegean Sea, amazing sunsets
- The location in the north of Mykonos, a fashionable and chic destination for holidaymakers, is close to Mykonos town and endless nature
- Pool heating is included in the price.
- The 200m² garden terrace includes a petanque court, indoor gym, WC and shower, all with a seaview.
- Soundproofed walls help you to get a good nights sleep
- There is a guest laundry, should you need anything laundered
- Owner has a 48 ft yacht, capacity 8 guests, that can be rented for daily charters, prices start at €3k

What you should know...

- In house housekeeper works between 8:00-16:00
- The villa can arrange many services for guests including airport pick up, in-house massages and private tours
- There are lots of levels to this property, so it may not be ideal for guests with mobility issues
- Pool maintained twice a week, and heated to a maximum of 28'C.

Terms & Conditions

- **Security deposit:** €3000 by credit card on arrival

- **Arrival time:** 4 pm

- **Departure time:** 10 am

- **Linen & towels included?:** Linen, bath and pool towels included in the rental price. Linen and towels are changed twice a week.

- **Pets welcome?:** Not allowed

- **Other Ts and Cs:** There is in-house housekeeping. Working hours 9.00-17.00. Laundry facilities are manage by the housekeeper upon request with extra charge €20/hour.

- **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:** Pool is cleaned twice a week.

- **Smoking Allowed?:** Not permitted inside the villa

- **Other 2:** Pool maintenance twice a week.

- **Other 3:** 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.

- **Minimum stay:** May & September: 5 days June, July & August: 7 days

- **Pool heating charge?:** Included in rental price

- **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.

- **Pool towels included?:** Included. Bedsheets and towels changed twice a week and pool towels everyday.

- **Beach towels included?:** Yes, changed daily

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