

# *VILLA KALAFATIS I*

KALAFATIS, MYKONOS

3 Bedrooms

3 Bathrooms

6 Guests





# ABOUT

Villa “Kalafatis I” is a Cycladic villa, enhanced by modern comforts cleverly blended with minimal chic and contemporary interior designs. The property is located in Kalafatis area, providing numerous superb beaches and club-restaurants and yet not far away from the center of Mykonos town. Although the villa is just steps away from the sea the guests may enjoy its outdoor luxury spaces while experiencing unique and mesmerizing views of the Aegean’s natural landscape.

"Villa Kalafatis I" and "Villa Aperanto" are both built side by side, in a land of 4.700sqm , and each villa has its privacy and independence.

Villa Kalafatis I provides 3 double bedrooms with two of them being en-suite. It may comfortably accommodate up to 6 guests. Indoors, it features elegant contemporary interior decoration with minimal touches. Bright living room and dining area with beautiful sea views, bedrooms dressed with carefully selected details offering elegance and comfort. The private swimming pool with its hydromassage feature is situated on the main level at the back surrounded by well-maintained gardens and lounge areas. Sunbathe around the pool and unwind or escape from the midday heat in the shady outdoor sitting areas under the pergola.





# LOCATION

The villas are located in Kalafatis area, on the south-eastern tip of the island, close to the numerous famous beaches of Kalafatis, Agia Anna, Lia, Kalo Livadi, Elia, Ftelia, Panormos and Agios Sostis and yet not too far from Mykonos town and its famous nightlife.

## Distance to Main points

Tourlos port	12km
Airport	9km
Mykonos town	6km
Super market	2,5km

## Nearby beaches

Agia Anna	0,9km
Kalafatis	1,3km
Kalo Livadi	1,5km
Lia	4km
Elia	4,5km
Ftelia	5,7km
Super Paradise	6,5km





## SERVICES

- 3 Double bedrooms (2 En-suite)
- Living room
- Dining hall
- Fully equipped kitchen
- Private pool (42 sq.m)
- Sunbeds
- Outdoor Shower
- Outdoor patio (wind protected) with alfresco dining & bar area
- Air conditioning
- High speed Wi-Fi Internet access
- 4 Smart 4K HDTVs (Netflix, Youtube, etc),
- Security cameras
- Alarm system
- Safe Boxes
- Smoke Alarm
- Private Parking (space for 4 cars)
- Bath amenities
- Bathrobes & slippers

## FEATURES

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- Daily light cleaning
  - Change of linen/towels twice per week
  - Pool professionally cleaned and maintained
  - Garden maintenance
  - 24/7 support by our team



# PROPERTY LAYOUT



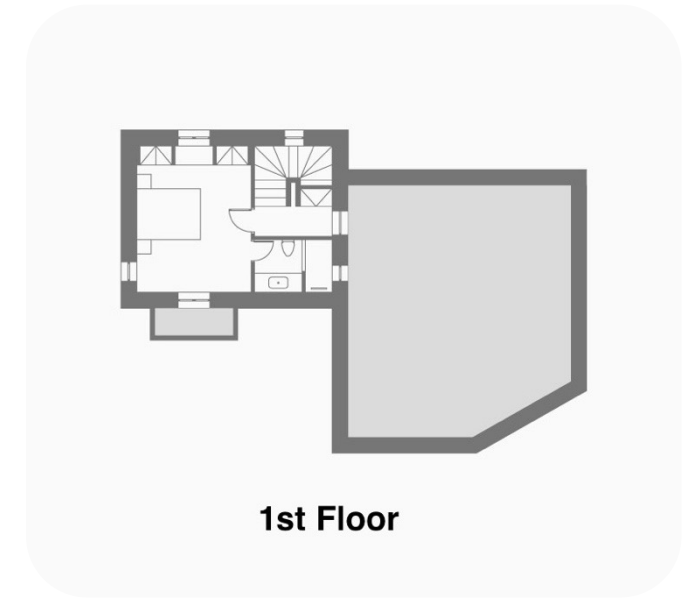
## Ground Level

- Living room, dining hall, fully-equipped kitchen
- 1 Master Bedroom with Queen size bed (160x200) and en-suite bathroom
- 1 Bedroom with 2x Singles (90x200) with a separate bathroom

## Upper Level

- 1 Master Bedroom with Queen size bed (160x200) and en-suite bathroom with spacious balcony

- Land plot: 4.700 m<sup>2</sup>
- Square footage of the villa: 170 m<sup>2</sup>
- Square footage of the pool: 42 m<sup>2</sup>
- Private Parking with 4 spaces.



## Lower Level

- On the lower level there is an extra bedroom with a single bed, en-suite bathroom with shower, A/C, smart TV and independent entrance. (available for personnel upon request)

## Outdoors

- Private swimming pool (with hydromassage feature) adding pairs of sunbeds and outdoor showers.
- A lovely lounge area conducted by outdoors dining and bar spaces with pergola.
- Dining area is protected from the Mykonos' windy weather.



A modern, minimalist white villa with a swimming pool and outdoor lounge area. The villa features large glass doors and windows with light-colored shutters. The outdoor area includes a paved terrace with lounge chairs and a stone wall. The swimming pool is in the foreground, reflecting the sky and the villa. The text "OUTDOOR VIEWS" is overlaid on the image.

*OUTDOOR VIEWS*

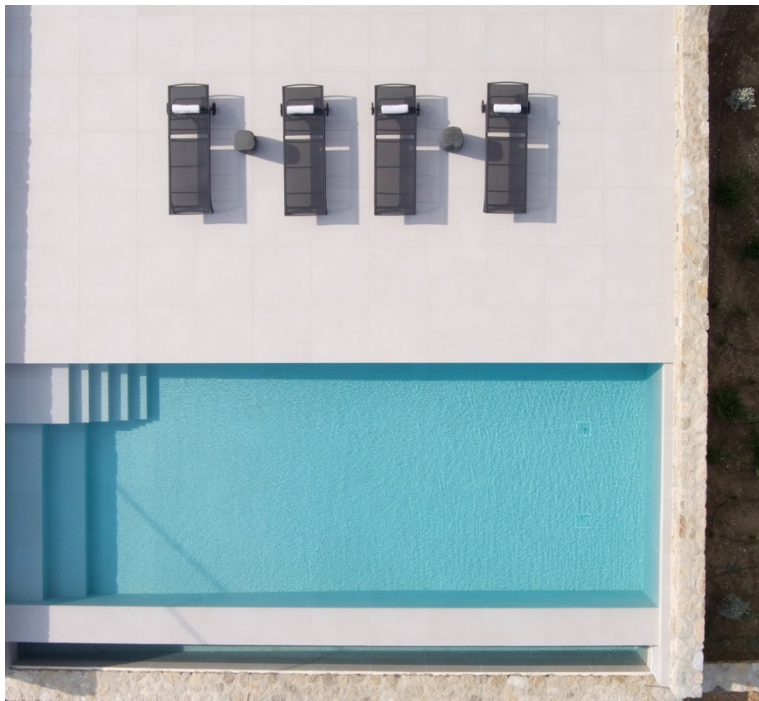














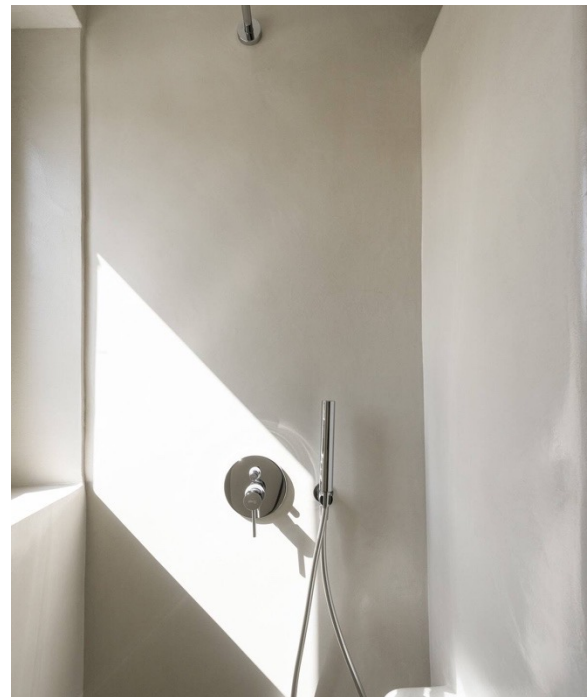


*INDOOR VIEWS*



















# PROPERTY POLICIES



## PAYMENT & CANCELLATION POLICY

- The 50% deposit is NON-refundable. The remaining balance should be paid up to 60 days before check-in day.
- In case of cancellation between 45 and 30 days prior check-in day the 25% of the total agreed contractual amount will be refunded.
- After the 30th day prior to check-in day, no refund will be accepted.

## GENERAL STAY POLICIES

- Check-in time: after 3.00 pm
- Check-out time: until 11.00 am
- Smoking is not allowed indoors
- Events and pets allowed upon request





*VILLA KALAFATIS I - MYKONOS*