

# Villa Kappa

Region: Mykonos Sleeps: 12

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## Overview



Filled with white walls, lush gardens and dazzling views of the sunset over the sea, Villa Kappa is a stunning holiday villa, just waiting for you to come stay! Set on a rocky hill in Agios Ioannis, with some of the best beaches of the island a short walk away, there is no better location to enjoy your holiday. Located on the picturesque island of Mykonos, this is an idyllic Grecian escape, a real luxury treat for you and your loved ones.

The villa itself is bright and airy, with elegant interiors and spacious open terraces offering undisturbed views across the Aegean. With six spacious bedrooms, this luxury villa can accommodate twelve lucky guests, perfect for a large family gathering or groups of friends looking to spend quality time together away from the hustle and bustle of day to day lives.

As soon as you open the front door, you are welcomed into a luminous, open-plan living room with stylish built-in sofas. Wooden ceilings and pure white walls creating a truly relaxing atmosphere; you can feet up, read your book and feel the time fly by, completely relaxed. The large, modern kitchen is fully-equipped, guaranteeing you can cook up some of your family classics for your loved ones, or try your hand at some traditional Greek dishes!

On the top floor, there is a magical master bedroom, boasting a king-size bed and breath-taking sea views from its private terrace. The remaining bedrooms are all on the lower level, with four double rooms and a twin room. All of the bedrooms offer en-suite bathrooms, air-conditioning and everything you need to get completely pampered!

Outdoors on the villa's multiple terraces, there is a complete sense of elegance and luxury. Whether you are lying back on a sun lounger, topping up your suntan or sipping a glass of chilled wine under a parasol, the views and the ambience are unforgettable. The salt water infinity pool stretches out towards horizon, tempting you to hop in and cool off on hot sunny days. There is a built-in seating area and an elegant covered dining area, where you can dine al-fresco for all meals of the day!

This picture-perfect villa is the perfect base for you rest and restore, leaving behind any worries and stresses, giving yourself complete permission to switch off and relax.

## Facilities

Wow Factor • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • TV • Heating • Cot(s) • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Romantic

# Interior & Grounds

## The Villa

Villa Kappa is a luxury property, located in the pretty area of Agios Ioannis, walking distance from the local beaches and restaurants and 8km from Mykonos town. The villa sleeps 12 guests with 6 bedrooms and 6 bathrooms.

### Ground Floor

- Open-plan living and dining room
- Guest WC
- Fully-equipped kitchen

### First Floor

- Master bedroom with en-suite bathroom, private balcony and sea view

### Lower Ground Floor

- 4 Double bedrooms with en-suite bathrooms
- Twin bedroom with en-suite bathroom and private patio

### Exterior

- Private salt water swimming pool
- Pool terrace with multiple sitting areas with armchairs and built-in
- Dining area for ten in the front terrace
- Outdoor BBQ and pool bar
- Private parking area for 4 cars



## Location & Local Information

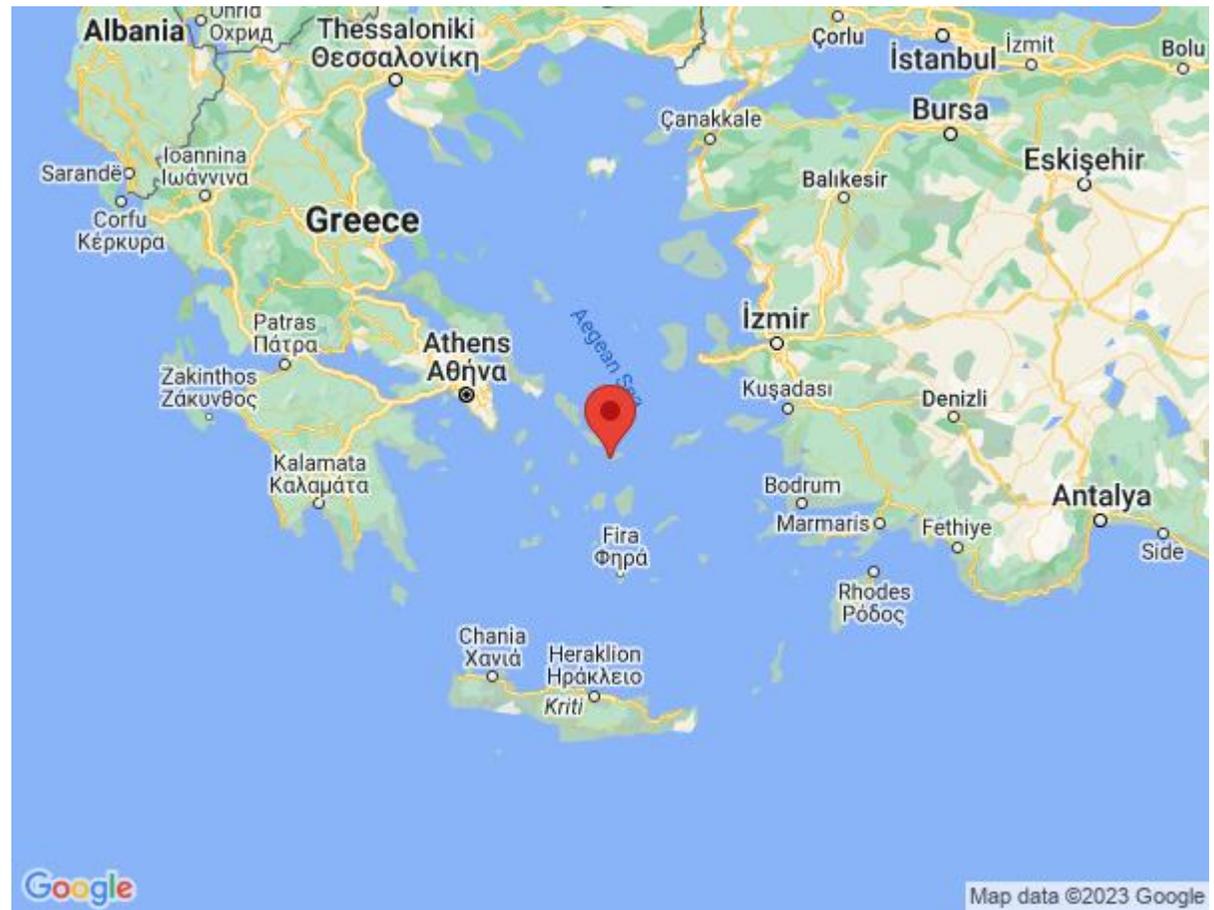
Villa Kappa is located in peaceful Agios Ioannis area on the picturesque Greek island of Mykonos. The villa itself is walking distance from the local beach and restaurants.

The main advantage is that you spend quiet moments when you need to in the comfort of your private and secluded villa, yet you still have easy access to Mykonos Town (about 8km away). There you'll find plenty of things to see and do including cultural sites, shops and restaurants.

Mykonos is one of the most popular islands in Greece, due to its welcoming and cosmopolitan atmosphere, pristine sandy beaches and traditional whitewashed buildings. You can explore Little Venice – quaint buildings right on the water's edge – vibrant Matoyianni Street with boutique and Instagram-worthy shops – and take some photos of the iconic windmills in Mykonos Town. For a cultural visit, there's the Aegean Maritime Museum and the historic church of Paraportiani.

In Mykonos Town, you can stroll along the narrow streets and browse the beautiful buildings and shops. When you're peckish or thirsty, you'll find plenty of restaurants and fantastic sunset bars for drinks. Look out for traditional Greek Moussaka. There are plenty more sandy spots including Platys Gialos Beach, 5km southeast of Mykonos Town.

Mykonos is the jumping-off point for island exploring and the nearby island of Delos is a favourite choice due to its beautiful coastline, clear swimming waters and historical and archaeological site.



## Local Amenities

Nearest Airport	<b>Mykonos International Airport (5km)</b>
Nearest Village	<b>Agios Ioannis (Walking Distance)</b>
Nearest Town/City	<b>Mykonos (4.4km)</b>
Nearest Restaurant	<b>Hippie Fish Mykonos (Walking Distance)</b>
Nearest Beach	<b>Agios Ioannis Beach (Walking Distance)</b>



Nearest Ferry Port

**Mykonos Port**  
**(7.6km)**

Nearest Supermarket

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**(1.4km)**

## What we love

- Stunning views of the coast, village and turquoise Aegean Sea
- Picturesque Mykonos Town is a short 10-minute drive away from the villa
- Private salt-water pool with undisturbed views
- There are beaches walking distance from the villa!

## What you should know...

- The villa is in a wind-protected location!
- Mykonos is perfect for exploring and why not hop on a boat and explore the surrounding islands as well!
- Live-in staff in separate area from the villa

# Terms & Conditions

- Arrival time: 3.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Included in the rental price
- Linen & towels included?: Linen, bath & pool towels are included in the rental price
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: No smoking inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Heating costs included?: Included in the rental price
- Internet access?: Complimentary Wi-Fi connection
- Security deposit: €2000 payable either in cash or by card upon arrival. Will be refunded after departure