

# Villa Kypsa

Region: Halkidiki Sleeps: 8

## Overview

Villa Kypsa is a fabulous new villa with its own private pool. Completed in 2018 in a small exclusive development of similar properties, it enjoys a perfect quiet location only a few minutes walk from Sani village, the marina and the stunning 7km long golden sands of Sani beach.

As you enter the villa there is a large open plan living and dining area with fully fitted kitchen. The comfortable living space runs the full length of the property with small windows overlooking the front and full-height sliding glass doors to the rear overlooking the pool and garden. The dining area also has glass doors opening onto an outside lounge, should you want to escape from the sun for a while or sit out in the evening after dinner. From the kitchen there are steps down to a fabulous outside dining area with a huge table with seating for a full complement of guests. There is a food preparation area and a barbecue; shutters can be pulled down on this room should you wish to have it all set up and not exposed to the sun until you are ready to eat.

Upstairs there four spacious double bedrooms two with access to private balconies, all furnished to the highest standard with ample wardrobe space. On this large first floor, there are also three bathrooms and a double sofa bed, perfect for adding another two guests to your holiday.

Outside, there is a large secluded garden with plenty of room for youngsters to run around and have fun, little ones will particularly enjoy splashing under the outside shower and even more the catch basin where the water spills from the beautiful blue mosaic pool. The pool edge is a wide terrace with fabulous loungers and umbrellas should you want a break from the sun.

Whether you are looking for a base to explore and enjoy all that the Halkidiki peninsula of Kassandra has to offer, or an exquisite beach setting to soak up the Mediterranean sun, Villa Kypsa is the perfect holiday home for you.

## Facilities

Villa/House • Modern • Self-Catered • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Restaurant • BBQ • Satellite TV • DVD • Watersports • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



# Interior & Grounds

## The Villa

Villa Kypsa is a lovely and comfortable holiday home located in the area of Sani beach. With 4 bedrooms and 3 bathrooms, it accomodates up to 8 guests.

### Lower Ground Floor

- Landing with seating area
- Two double bedrooms
- Shower room

### Ground Floor

- Open-plan living and dining area with patio access
- Fully equipped kitchen
- Guest toilet

### First Floor

- Double bedroom with balcony access
- Shower room
- Bathroom

### Exterior Grounds

- Swimming pool
- Sun loungers and parasol
- Gazebo with alfresco dining area
- Shaded seating area
- Portable barbecue
- Garden and lawn

### Additional Facilities

- Wi-Fi
- Air-conditioning
- Dishwasher
- Hairdryer
- Parking
- Washing machine
- Iron
- Satellite TV
- Sofa bed
- Mosquito screens



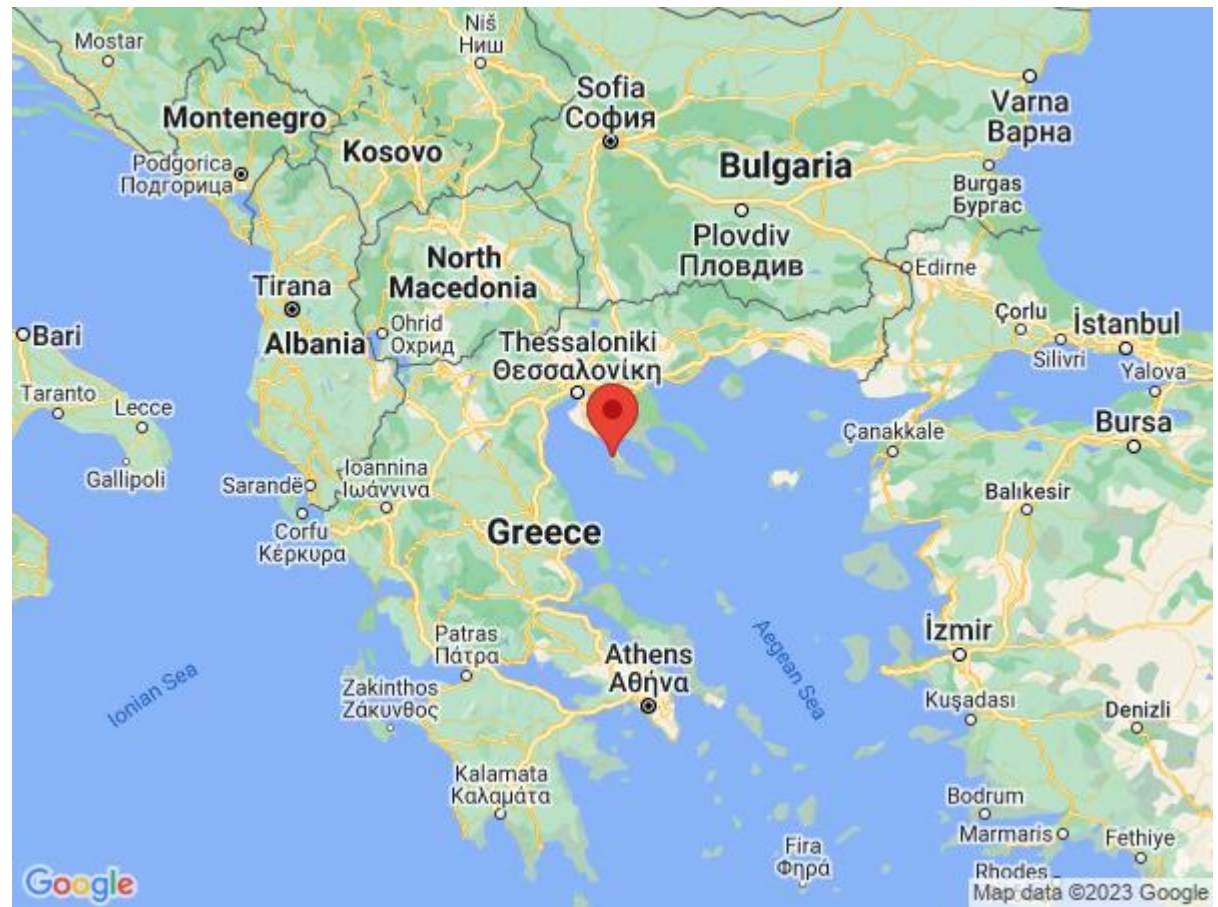
## Location & Local Information

Villa Kypsa is just a leisurely stroll from Sani village. Be it to shop at the local mini-market or small local shops, drink coffee at one of the street café's, or have a glass of wine at a small taverna or dinner at around the coiffured Sani Marina; you will never be disappointed. The marina really is one of the best-kept secrets of the Aegean. Boats of all shapes and sizes call here, from small traditional fishing boats to the most luxurious yachts and cruisers. With its cosmopolitan atmosphere the marina will draw you again and again during your stay, inviting you to linger a while, if only to dream and watch the boats and the world go by.

Situated on the north-west shoulder of Kassandra, the first of three peninsulas of Halkidiki, Sani enjoys a perfect location on the 7km stretch of beautiful shallow sandy beach on a coastline where the ancient pines of Sani forest reach down to the sea. Sani beach offers the opportunity for many hours of sunbathing or enjoying water-based activities, swimming, snorkelling and diving in the crystal waters being favourites.

It is well worth hiring a car to enjoy the whole of the Halkidiki peninsula. Why not spend a day at one many other fabulous golden beaches, there are an amazing 1000 of them to choose from along the massive 550km of Halkidiki coastline! or, take a boat trip in a glass-bottomed boat around the other two fingers of the peninsula, the quieter forested Sithonia and the fabulous Mount Athos. Many of the trips allow time for swimming at secluded beaches and snorkelling in the crystal blue waters of the Aegean. If you are very lucky, you will have an escort from a pod of dolphins along the way.

Whether it be a boat rip or a drive you cannot help but marvel at and admire the magnificent ancient sites of the regions glorious past as you go. Sani is a great place for families or couples whether you are looking for a hideaway holiday or adventure, Villa Kypsa is the perfect place for you to stay.



## Local Amenities

Nearest Airport	<b>Thessaloniki Airport (72 km)</b>
Nearest Village	<b>Sani (3 km)</b>
Nearest Town/City	<b>Nea Fokea (8 km)</b>
Nearest Restaurant	<b>Yia Yia Restaurant (1 km)</b>



Nearest Beach	<b>Sani Beach (6 km)</b>
Nearest Supermarket	<b>Lidl (12 km)</b>

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## What we love

- The wide-open space Villa Kypsa offers you, inside and out is great for larger groups
- The outside lounge and dining room, are perfect for spending an evening under the stars
- Sani Beach is a short drive away

## What you should know...

- The villa has private parking for up to two cars
- Accommodation can be made for up to 10 guests utilising the sofa bed on the first floor
- The villa is surrounded by bush wall fencing, to provide of a private garden

# Terms & Conditions

- Security deposit: €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3pm
- Departure time: 12pm (noon)
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- Energy costs included?: Yes, included in rental price.
- Internet access?: The property has complimentary Wi-fi 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.
- Minimum stay: 7 nights from mid-July to end of August, 5 nights during June and September, 4 nights the remainder of the year
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Not permitted
- Tax: Tourist tax is included in the rental price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.