

Villa Mykonos Roc

Region: Mykonos Sleeps: 18

Overview

Simply breath taking, Villa Mykonos Roc sits proudly at the promontory on the hillside overlooking the beautiful bay of Paralia Ftelia, on the north coast of the exclusive island of Mykonos, part of the Cyclades, in the heart of the Aegean Sea. This unique architect designed villa is the holiday home of your dreams, with seven bedrooms and ensuite bathrooms, some of them set in suites, which can comfortably accommodate up to fourteen guests, makes it the ideal destination for the most fabulous family vacation, or a group of friend's sharing for a special celebration. The property is divided into three parts, the main villa has six bedrooms, and a separate couple sized one bedroom suite; whilst a second separate two bedroom villa can be included to accommodate even larger parties. The property is built over an extensive rocky outcrop, incorporating its own grounds, gardens, and plenty of private parking spaces.

The villa comes with complimentary Wi-Fi and hot and chilled air-conditioning throughout. Villa Mykonos Roc is constructed out of local stone, with floor to ceiling windows and sliding doors that reward you with lots of light and airy rooms, and simply stunning turquoise Aegean Sea views. The villa has beautifully curated interiors, using a classic Cycladic by the seashore crisp and clean white palette, natural wood and wicker furnishings, and local hand-crafted artefacts, and has an overall ambiance of privacy, peace, and tranquility.

From the carpark take the hewn steps down to the top terrace, where you will be greeted by panoramic sea views. On this level there is a stand-alone separate stone-built suite, with accommodation for up to the two guests, ideal for a couple. The main suite has a large living space, with two comfy white squashy sofas, a wooden coffee table, an open fire, fabulous for the cooler months and evenings, and floor to ceiling sea view glass windows. There is a fully equipped modern kitchen with an adjacent eight seater wooden dining table, ideal for some indoor entertaining. The spacious master bedroom has a large king size bed, open and free-standing furniture, white soft seating, a flat screen television, and sea view windows. A small study and separate marble bathroom with walk-in shower complete this suite.

Open the sliding doors from the living space to the flagstone pool terrace, which is home to a pergola covered fully-equipped wooden kitchen, with state-of-the-art integrated appliances, including an American style family sized fridge, microwave and dishwasher, oven and hob. The adjacent eighteen-



seater wood dining table and chairs is seriously impressive, and the perfect place to enjoy some alfresco entertaining under the Aegean skies, especially if it's the local delicacies grilled on the built-in barbeque. Work off any excess with a swim in the step entry infinity pool, wallow in the summer sunshine as you enjoy the superb sea views, before relaxing on one of the surrounding sun loungers under a shady parasol. There is also a convenient separate guest loo and useful shower room adjacent to the pool. The terrace is just part of the extensive grounds and garden, populated with indigenous shrubs and trees, wonderful for a morning stroll before the heat of the day.

The other six bedrooms are accommodated on the lower ground floor of the main building, some of which are suites, and some ensuite bedrooms, all of them beautifully dressed in cool white linens and hand-crafted wooden furnishings. The largest is a three bedroom family sized suite, which consists of a spacious seating area, with a black cushioned wicker sofa, a white soft seating chair, a fabulous beige cushioned pouffe, all worked around a handmade wooden coffee table, facing a flat screen satellite television. A room divider cleverly cuts off the room from a raised area that is home to two twin beds. The master bedroom has a king size bed, open plan wardrobes, and an ensuite white marble bathroom with walk in shower. The second bedroom has a double bed, open wardrobes and cupboards, and a shared marble bathroom completes this family suite. The second suite has a large open plan living area with a white sofa and coffee table, a king size bed and some traditional hand-crafted chest of drawers. The suite has an ensuite white marble bathroom with hand basin, a walk in shower, and built-in wooden storage units. There is a small kitchenette and two white directors' chairs around a small round table, just right for enjoying a morning coffee. A very useful storage area is part of this suite, great for hiding everyone's luggage and accessories for the duration of the holiday. A third slightly smaller suite is home to a large separate living area with sofa and coffee table, a bedroom with a double bed and free-standing furniture and an ensuite marble bathroom. A light and airy large bedroom with a double bed with floor to ceiling windows, superb sea views, and an ensuite bathroom completes the accommodation on the lower ground floor.

(A separate two bedroom villa is also housed within the grounds, this beautiful stone-built property can accommodate up to a further four guests, and can be rented extra to the main house and suite. The villa comes with its own separate entrance and swimming pool, and is ideal for a small family or friend's sharing. It is decorated to the same standards and style as the main villa. Rental of the main villa does not include this villa, and cannot be used as part of your holiday, if not rented as a value added extra, this villa will remain empty for the duration of your stay)

Facilities

Villa/House • Wow Factor • Instagrammable • Modern • **Recommended**
• Private Pool • Heated Pool • Beach Nearby • Wi-Fi/Internet • Air-Con •
Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport •
BBQ • Hairdryer • Satellite TV • Table Football • Heating • Waterfront •
Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist
Towns & Villages • Seafront

Interior & Grounds

The Villa

Located on the hillside overlooking the beautiful bay of Paralia Ftelia, Villa Mykonos Roc can accommodate up to 18 people, providing 9 bedrooms, a big infinity heated pool, a small heated pool, a fully equipped kitchen, living and dining area, and all the needed amenities for a wonderful stay. The home is separated into three sections. The main villa contains six bedrooms and a couple-sized one-bedroom suite. A second independent two-bedroom villa can be added to the property to accommodate even larger groups.



Interior Grounds

Villa 1

- Family sized suite with a master bedroom with a king size bed and en-suite bathroom, a second bedroom with double size bed, and third bedroom with two single twin beds, living area
- Suite with king size bed and en-suite bathroom, living area
- Suite with king size bed and en-suite bathroom, living area, kitchen
- Suite with double bed and en-suite bathroom, living area
- Bedroom with double bed and en-suite bathroom
- Living area

Villa 2

- 2 Bedrooms with double beds and en-suite bathrooms

Exterior Grounds

- 2 private swimming pools
- Sun loungers
- Roof garden
- Pergola
- Dining area

Additional Facilities

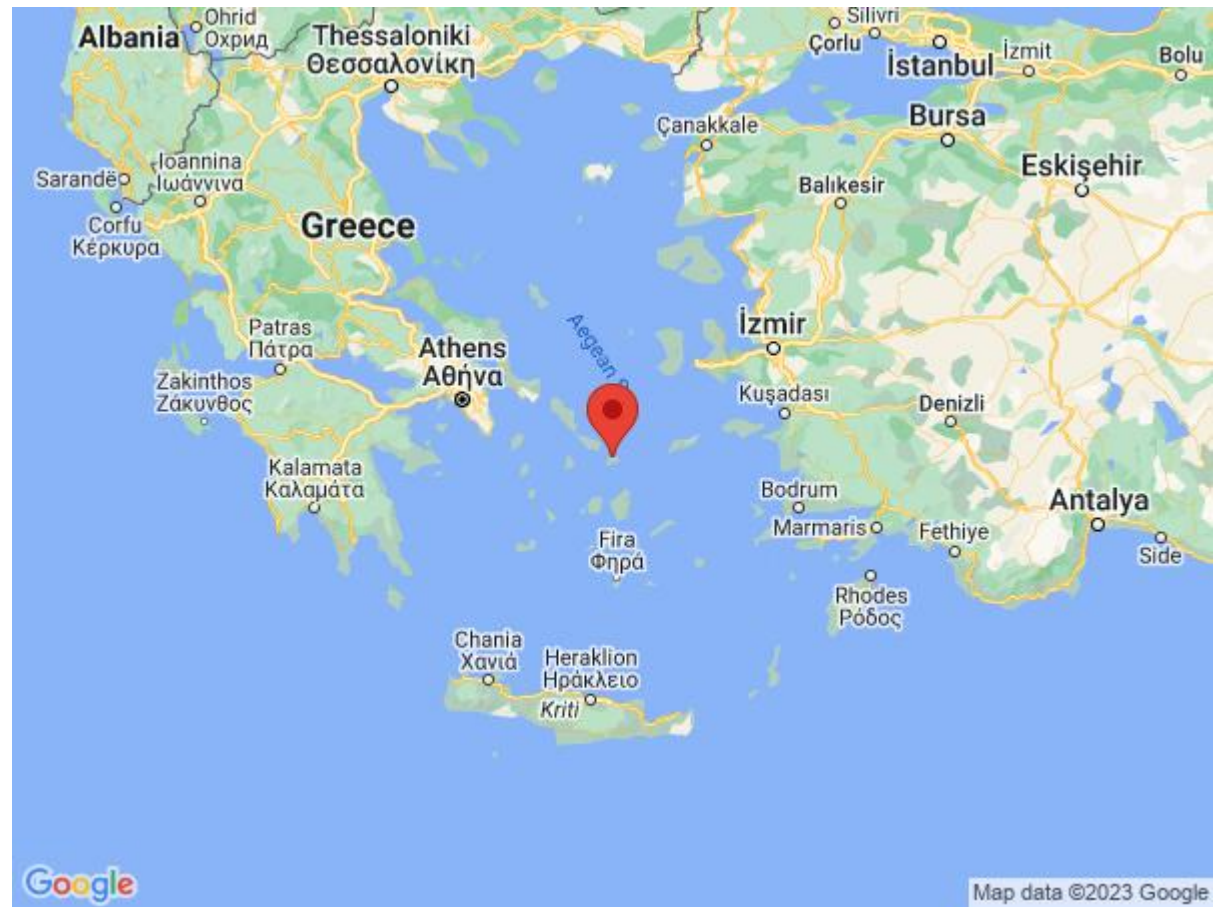
- Wi-Fi
- Satellite TV
- Laundry room
- DJ desk at pool area
- Pool lounge
- Roof garden
- Living area
- Fully equipped kitchen
- Sunbeds
- Sound system
- Safe
- Fireplace
- Anatomic mattresses



- TV in rooms
- Complimentary toiletries
- Hairdryers
- Iron (upon request)
- Baby cot bed (upon request)
- Private parking

Location & Local Information

Villa Mykonos Roc is built into the rocks of the bay of Paralia Ftelia and is just three hundred metres from the beach front, enjoying sweeping panoramic Aegean Sea views. The villa complex is located in the northern part of the island of Mykonos, part of the Cyclades in the heart of the Aegean Sea, and noted for its strong winds. The exclusive island of Mykonos measures only ten kilometres long by fifteen kilometres wide, so wherever you want to go it's only a short drive away. The villa is nine kilometres, a twenty minute drive from Mykonos airport, which is served by both local and international flight operators. If you are island hopping the nearby Naxos and Syros also have their own airports. You'll be surprised by how much there is to see and do on this small but oh so charming island. The Mykonos coast is surrounded by many beautiful golden sandy beaches, take your pick from the nearby windsurfer's favourite Ftelia beach and its uber trendy alfresco beach clubs, to the family-friendly Playa Gialos Beach, or party, party, party all day long on Paradise Beach, with its crystal clear waters, restaurants, bars, and clubs with resident DJs, there's something for everyone on the island of Mykonos. The inland village of Ano Mera is slightly south of the villa, where you will find a traditional Cycladic town with a rustic vibe, home to the sixteenth century restored monastery of Penagia Tourliani, a white washed complex of orthodox churches, bell tower, fountain and fabulous frescoes and icons. Walk the cobbled streets to discover lots of local eateries, including a bakery, homely tavernas, and cool cafes. If you are feeling active join one of the walking trails that cover the island and discover the local flora and fauna, and make sure you stop off at a wine tour along the way. Near to the villa there is a farm tour, where you can partake of a barbeque, or walk up to Gyzi Castle situated above the village of Ano Mera. During daylight hours play penance in one of the eight hundred churches that populate the island, most notably Paraportiani, which is a unique construction combining four styles of architecture. Take a visit to must-see Mykonos town, known locally at Chora, and only seven kilometres from the villa. Here you can wander the maze of streets with the colourful Cycladic houses, do some serious designer dress shopping in one of the many luxury label boutiques, before taking a table at a seafront restaurant and enjoying a dish of freshly caught seafood, whilst sipping and ouzo whilst watching the beautiful people pass by. Find out the island's history and culture at the Archaeological Museum, the Folk Museum, and the Maritime Museum, then go out of town to Lena's House to discover how the islanders lived. Take a walk up to the island's landmark windmills, or as they are known locally, Kato Mili, where the wheat was ground to make bread, and is now a mini museum and residencies. Walk along the waterfront to Little Venice, where original colourful merchant houses overhang the sea, that are now home to cafes, bars, restaurants and galleries, best enjoyed at sunset with an ouzo or two. Admire the Armenistis lighthouse, still fully functioning and an essential asset of Mykonos' maritime history. No visit to



Mykonos is complete without a fun and sun day at sea, join a catamaran jolly and snorkel in the Aegean, if you're feeling flush, charter your own yacht and discover secret coves and hidden bays and beaches, and for the romantics nothing beats a sunset cruise, cocktail in hand as the sun sets over the horizon. Further afield the uninhabited island of Delos is well worth a visit, a UNESCO World Heritage Site, home to the birthplace of Zeus and Leto, go with a group or arrange your own private tour.

Local Amenities

Nearest Airport	Mykonos International Airport (9.3 km)
Nearest Town/City	Klouvas (5.8 km)
Nearest Beach	Paralia Ftelias (2.1 km)
Nearest Restaurant	Alemagou (1.6 km)
Sightseeing	Simi's Rock (1.6 km)

What we love

- You'll experience the WOW Factor! with a holiday in Villa Mykonos Roc. Built into the hillside, with sweeping panoramic Aegean Sea views, you'll be blown away by the location, vistas, and luxury of this unique property.
- Villa Mykonos Roc has some seriously stylish suites, cleverly designed so that groups and families can share the space, but have their own private quarters too, and all beautifully dressed in crisp, cool white linen and drapery
- The thoughtful construction of the grounds and property give a welcoming sense of calm and serenity, it offers the best of both worlds with a get away from it all ambiance, yet with easy access to some of Mykonos' most popular playgrounds
- Mykonos is a small island in the heart of the Aegean Sea, easy to get to, beautiful beaches on the doorstep and peppering the coastline, a cosmopolitan town that is one of the world's holiday hottest hot spots, and some superb island-hopping day trips just a short drive away, so much to do and see in such a small space

What you should know...

- Villa Mykonos Roc is situated in the north of the island, notorious for its strong winds, even in the summer heat, which makes it a paradise for surfers, with Ftelia the nearest beach
- The villa is on an outcrop, and although accessible, car hire would be advisable
- The use of the separate villa is not included in the rental of the main villa and suite, it can be hired at a further cost to accommodate up to eighteen guests. Use of the villa is not permitted if only the main villa and suite is rented, but it will be kept vacant during your stay.

Terms & Conditions

- Security deposit: €5000 charged to client's credit card by Oliver's Travels before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Extra €750, paid locally. However, 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 4 nights. All other durations on request.
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €150/day - for the big pool, €80/day - for the small pool (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.