

Villa Vaudeville



Description

Located south/west on the premiere Krotiri hill in Parikia and overlooking the Parikia bay, port and main capital of the island Villa Vaudeville is a 410sqm stand-alone two-story villa with 6 bedrooms, 5.5 bathrooms that can comfortably accommodates up to 12 people. Featured in several interior design magazines, the home and outdoor spaces offer unrivaled tranquility and beauty. Inside and out, the building's soft, calm, undulating lines give the appearance of a sculpture combining traditional Cycladic style with modern architecture elements. The sizable outdoor spaces feature a large infinity swimming pool, spacious lounge areas and an alfresco dining area. There is also an outdoor BBQ, wood burning oven, pool shower and covered parking space. All in all it is the ideal holiday residence for guests looking to relax in comfort, enjoy all modern amenities and be mesmerized by the breathtaking views of Parikia and the sunset! Villa Vaudeville is a 410sqm stand-alone two-story villa with 6 bedrooms, 5.5 bathrooms and comfortably accommodates 12 people. The ground floor is surrounded by spacious terraces, and has sizeable living, kitchen and dining areas, 1 bedroom with king bed and en-suite bath, and 2 bedrooms with queen beds and a shared bathroom. The upper floor consists of an exceptionally large king size bedroom with en-suite bath, walk-in closet, and spacious semi-private outdoor veranda sitting area. The other bedroom on this floor has a king bed, which can convert to 2 twin beds, en-suite bath and also has a large semi private veranda. All bedrooms are spacious, with distressed oak floors, ample closet space, and most have vanity/work space. There is a 6th bedroom which is separated from the main house by a breezeway. This room has a double bed and en-suite bathroom. The majority of windows throughout the house take in spectacular sea views. The house also has a butler's pantry, laundry room, and plenty free outdoor parking space inside the property. The sizable outdoor space features a large infinity swimming pool, spacious lounge, and alfresco dining area. There is also an outdoor BBQ, wood burning oven, pool shower and covered parking space. Manicured Mediterranean gardens with blossoming bougainvillea, fragrant roses, succulents and olive trees surround the property. Large pergolas on the ground and upper floors provide full shade throughout the day. The sea view is unparalleled both day and night. Vacationers enjoy spectacular romantic sunsets with the sun dipping into the water. It is particularly relaxing to observe the ferries and private boats moving in and out of the port; a sight particularly enhanced when the boats are lit at night. The amazing view to the Parikia village, Antiparos, Sifnos and other nearby islands is another day/night vantage point of the property. At the same time, the villa is only 2.8 km from the main village Parikia (about 10' by car or an easy seaside 25' walk), making it close to the village but far from noise and traffic. There are no night clubs, construction projects or other noise producing activities nearby. The property is surrounded by manicured gardens sporting indigenous Mediterranean plants. Of particular beauty are the colorful bougainvillea, fragrant roses, various succulents, a cacti garden as well as olive and palm trees. There is also a small organic vegetable garden, a fig tree and an array of aromatic herbs for vacationers to enjoy. The villa can comfortably accommodate 12. It includes a spacious fully equipped chef's kitchen (including electric stove, oven, microwave oven, dish washer and a large refrigerator with cold water and ice dispenser) with large center island, cloths washer and dryer, Nespresso and filter coffee machine, toaster, blender and mixers, blow dryer, toiletries and scale in every bathroom, pool and beach towels. In addition, most of the rooms are sizeable enough for cots. Outdoor amenities include ample lounge seating, alfresco dining for 14, jacuzzi massage and resistance jets, barbeque and wood burning oven, outdoor hot/cold shower. The combination of various factors make this villa a great vacation destination: spectacular 180' day/night Parikia bay and sea view and magic sunset; proximity to main village

but far enough to be quiet and private; serene and elegant living environment; friendly, comfortable and ergonomic design; protection from the strong Meltemi winds; easy access to the villa itself; close to the picturesque main island town and premiere beaches. It's all about the view. Sitting outdoors is a meditative experience. Visitors take in the stunning scenery as it transforms throughout the day. As the light changes so do the colors of the sea and sky, and the mood. The movement of the ferries arriving and departing the Parikia Bay lends a theatre-like quality to the scene. Sunset is magical, a perfect time for cocktails and soft music. As the sun sets into the sea, the succession of colors change from gold, to bright red to deep purple, giving an incredible look to the horizon, the distant islands, the village and the villa itself. By night the lights of the town and the boats continue to enhance the view. Most visitors find it difficult to leave the villa. On the other hand, the villa structure itself with its high ceilings and soft lines and recessed lighting, lend to a calm relaxing environment. Wood floors in the spacious bedrooms and polished cement in the living areas make the house particularly comfortable underfoot. Almost all windows and doors take in the spectacular view. Furnishings are stylish, comfortable, and durable. Everything has been designed and built with care and attention to detail to satisfy the most demanding vacationers. All in all, either indoors or outdoors Villa Vaudeville is set to offer a unique and unforgettable experience to its guests! Energy Class: C

Property Policy Sheet:

The lessor owns property No. RPA0219 Villa Vaudeville as shown on the website operated by "ERRIKOS KOHLS PREMIUM RENTAL SERVICES" located in Krotiri, Paroikia and comprised of a fully furnished Villa spread across 2 floors and a swimming pool.

Pricing periods:

- Low season: 1700€/Day
- Medium season: 2200€/Day
- High season: 2800€/Day

Amenities/Services included:

- Cleaning of house: 2 times per week
- Change of linen/ towels: 2 times per week
- Pool maintenance once a week.

*for any extra services only upon request at additional cost

- 1) The term of this lease will be defined through the booking process.
- 2) The lessee shall reside at the property during that period with max. indicated capacity of people (including kids of minor age).
- 3) The house will be at the disposal for guests after 15:00 PM on the date of arrival and they are asked to leave the house before 11:00 AM.

Check in: from 15:00 pm

Check out: until 11:00. am

- 4) The total rent for the above-mentioned period is as introduced above and includes the basic cleaning services as described on the website. 50% of the rent shall be paid directly after the

booking is confirmed, payable into the bank account of the Real Estate Agency "Errikos Kohls Premium Rental Services IKE, held at Piraeus Bank Paros branch. The remaining 50% shall be paid 30 days before lessee arrives at the property, by credit card or through ban swift to the before mentioned bank account of the agency. Payment shall be evidenced solely by means of written receipt. The lessee considers the afore mentioned rent both fair and reasonable.

5) Cancellation is only possible if the lessee sends a written cancellation request (by e-mail) to the agency latest 45 calendar days prior to his booked date of arrival at the property. 50% of the total rent amount which is paid at the time of reservation of the villa is NON-REFUNDABLE, the remaining 50% of the rent will not be due in case that the before mentioned cancellation request has been delivered to the agency within the before described period and after the agency has confirmed and accepted the receipt of cancellation request.

6) To ensure proper performance of the terms of this lease when the lessee arrives, during such time as the lease is in effect the sum of € 1.000 shall be blocked electronically in the account indicated as a security deposit and shall be released 7 working days after departure of the lessee from the property in good time after the lease has ended and all terms of this agreement have been properly performed.

7) The property shall be used solely and exclusively as a residence. Any change in use is prohibited. Subletting or concession of use of all or part of the property in any manner to a third party, whether for consideration or otherwise, without the lessor's prior written consent, is prohibited.

8) The lessee will take receipt of the property after examining it and finding it to his full liking, in excellent condition and completely fit for use as holiday accommodation. He also took receipt of the furniture and fittings at the property as per the attached list.

9) The lessee is obliged to make proper use of the property and its fixtures/fittings, otherwise he shall be liable to pay compensation for wear and tear and damage caused to the property by him or his staff.

10) The lessor (owner) is obliged to pay public and municipal taxes and duties (street lighting, cleaning charges, etc.) and to pay the bills for all manner of public utilities (electricity, water, etc.), all manner of duties, taxes and levies relating to the property or associated with the rent paid for the property. The lessor is obliged to cover the cost of repairs for normal wear and tear from use of the property.

11) When the lease expires, the lessee is obliged to hand back the property to the lessor without notice in the same good state of repair as he had received it upon arrival, and he is liable to compensate the lessor for late return of the property on any grounds, other than those due to force majeure. The state of the property will be confirmed on the date of departure of the lessee.

12) Tacit subletting or extension in the term of the lease is strictly prohibited. Should the lessee remain in the property for any reason after the lease expires that cannot on any grounds be deemed to be an extension, and any amount collected by the lessor shall be deemed to have been paid as compensation for use.

13) Any amendment to the terms of this agreement and any subletting or extension in the lease shall be demonstrated in writing alone, all other evidentiary means, including the oath, being precluded. Any failure by the Lessor to exercise any rights in good time, once or repeatedly, shall not be taken as a waiver of those rights.

14) Breach of any term of this agreement by the lessee –all of which are agreed as material– shall result in automatic termination of the lease without the lessor being obliged to give notice to terminate. Termination of this lease due to the lessee's fault shall not entail release from his obligation to pay the rent agreed, which the lessee shall continue to owe.

15) It is expressly agreed by the owner that the laws of Greece shall be applicable to any dispute and that the courts of Athens alone shall have jurisdiction.

Only after the lessee will have agreed and accepted these terms, he can proceed with the rental of this property. The agreement will be drawn up in 2 counterparts and will be signed by each of the contracting parties. The signed agreement to be submitted by the lessor in accordance with legal form to the local tax office.