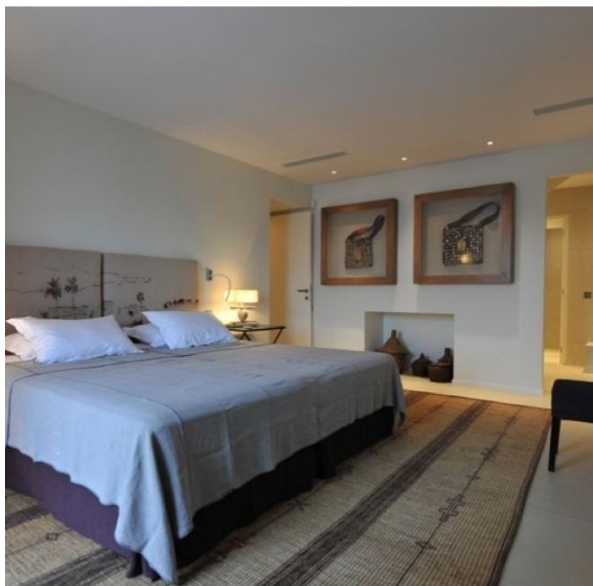


Villa Kritamo



Description

Stunning villa with infinity pool, guest house, and breath-taking view Villa Kritamo is nestled in an exclusive location perched on the hill above the Kolymbithres coastline offering stunning views of the picturesque bay and village of Naousa. Newly built to the highest specifications and with great attention to detail, the villa is laid out over two levels, with an adjoining single-level guest house, and can comfortably accommodate 10 guests in a warm, yet lavish, environment. With a modern aesthetic, top-of-the-line minimalist furnishing and pleasing artwork, Petra is the ideal villa for a large family or a group of ten friends. The upper floor consists of the kitchen, dining room, two adjacent living rooms, a guest bathroom, and a large balcony with outdoor dining and lounge areas. All the common areas, both indoors and outdoors are equipped with an in-built Sonos sound system. The fully stocked kitchen is made up of two areas: the first consists of the fridge, 2 ovens, a dishwasher and a microwave. The adjacent open-plan section includes another refrigerator, as well as a wine fridge, a freezer, and ample storage space. The two living rooms are separated by a double-facing fireplace. On one side, the π-shaped nook creates a cosy corner for a lazy afternoon reading or a movie night, while the open-plan arrangement makes the space great for evening drinks. The expansive veranda with exquisite panoramic views of Naousa bay consists of three separate seating areas including an outdoor dining area overlooking a Mediterranean garden. This is the perfect place to enjoy a hearty brunch, evening drinks, and everything in between. Meanwhile, the tranquil infinity pool perched above an olive grove is the perfect choice when one wants to avoid a busy, sandy beach, and instead enjoy a secluded swim overlooking the bay of Naousa. The pool contains a shallow jacuzzi area for those who prefer to lounge in the water. Both bedrooms are located on the first level of the house. The 'Octopus' room has two double beds which connect to form a king-size bed. A large walk-in closet is situated next to the spacious bathroom. The 'Pool' room has its own private access from outside the house and is located next to the infinity pool. Both bedrooms have their own en-suite bathroom, ample closet and storage space and are fully air-conditioned. The adjoining guesthouse, called 'Kapari', is located right above the villa, and has an equally breathtaking view. It is surrounded by lush Mediterranean gardens and is covered by a herb-filled green roof. The largest bedroom has a king-sized bed, its own walk-in closet and a safe. The second bedroom has a queen-sized bed and ample closet space. Both rooms have private access connecting to the balcony and gardens, as well as en-suite bathrooms with heated rails. The third room has two twin-sized beds and an adjoining bathroom. Each bedroom has discreet storage space under the beds for luggage. The living room boasts a comfortable and spacious sofa, flat-screen TV, and cosy fireplace, making it the perfect place to relax and decompress after a long day exploring the island. The open-plan dining room and fully equipped kitchen area are connected to the living room, separated by a sliding door for added privacy. The outdoor seating areas include a long table shaded by a wooden pergola; the perfect spot for a serene morning coffee, or a soothing sunset drink. Guests can also enjoy snoozing or reading in the comfy hammock under the old olive tree. The villa's private jacuzzi offers a refreshing alternative to the sea on a hot day; a delightful luxury just outside your doorstep. Private parking is available for guests on the property.

Energy Class: B

Property Policy Sheet:

The lessor owns property No. RPA1201 Villa Kritamo as shown on the website operated by “ERRIKOS KOHLS PREMIUM RENTAL SERVICES” located in Kolymbithres and comprised of a fully furnished Villa spread across 2 floors and a swimming pool.

Pricing periods:

- Low season: 2940€/Day
- Medium season: 2940€/Day
- High season: 3540€/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.