

## Bluewave XL Villa



### About This Villa

This modern new villa is located on the Cycladic Island of Mykonos, near Kalo Livadi (2km), Kalafatis beach (1,5km) and Lia beach (3km) coastline, 10 km from the port of Mykonos and 11 km from Mykonos airport. It features magnificent sea views and an amazing infinity swimming pool with grand shaded surrounding areas of over 300 sq. meters, suitable for dining and lounging at all hours. Not far from Bluewave XL Villa you will find the idyllic beaches of Kalo Livadi, Agia Anna, Lia, Elia, Kalafatis, Ftelia, Agios Sostis, Panormos beach, renowned for numerous watersports activities as well as for their great restaurants such as Solymar and Lohan beach club at Kalo Livadi, Spilia at Agia Anna, Allemagou at Ftelia and Liasti beach club at Lia beach.

Consisting of a main building, 700 m<sup>2</sup> at the ground floor and upper level, two guesthouses of 45 m<sup>2</sup> each at top upper level and two extra guestroom of 25 m<sup>2</sup> as well as a large gym

and spa area of 100 m2 and outdoor shaded areas of over 300 m2

Bluewave XL Villa includes 3 master bedrooms (hall, living room, bathroom), plus 9 large bedrooms with en-suite bathrooms. The upper level, includes an entrance hall, living room, WC, dining room, kitchen, office (with armchair, desk and TV) and master bedroom with two bathrooms and private balcony with sofa. The decor successfully fuses minimalist sophistication and Greek color ambience with elegant furnitures and modern materials, which are offset by bold colorful artwork.

This spacious summerhouse is decorated in harmonic shades and features, sleeps 24 guests and offers a selection of versatile living spaces for easy entertaining and uncomplicated holidaying. Enjoy a good night's sleep on a Simmons mattress, relax at the soft touches of elegant sophistication and Greek colors and the view from the bedrooms. Every bedroom and living room is equipped with 50 inches smart TV, hairdryer, safe box, ceiling fan and A/C, so that each member can be independent.

It combines high quality finishes, impressive views, a tranquil ambience and large indoor and outdoor spaces for a distinctive and elegant experience. From the crystal-clear water of your infinity pool all that separates you from the glittering sea is your imagination. This slender dash of blue will be your home for many happy hours – a private oasis in a secluded retreat.

This villa is ideal for family groups, who wish to enjoy each other's company, without ever feeling crowded inside the premises since it is designed to respect both the privacy of parents individually or as a group and at the same time the privacy of the group of children or young adults.

A perfect spot for guests looking to enjoy Mykonos in a luxury and stylish to the last detail environment spending time close to a great choice of famous beaches and clubs/restaurants and yet not far from the night life for which the island is famous.

## DETAILED DESCRIPTION

#### Entrance Floor:

- 1 Master bedroom with a double king size bed equipped with 50' smart TV, ceiling fan and A/C, Living room with sofa, desk, safe, air condition, 50' smart TV, Wi-Fi system, spacious wardrobes, amazing sea view, easy outdoor access through balcony door to private terrace, 2 en-suite bathrooms with shower
- Spacious entrance hall
- Guest WC
- Large living room with fireplace, 55' Android TV, air condition, Wi-Fi, amazing sea view to Kalafatis beach and access to the outdoor shaded sitting area via balcony doors
- Large dining room with large dining table (sits 12 persons) with access to the outdoor shaded sofa and a grand shaded pergola through balcony door
- Fully equipped kitchen
- Easy front and side access to the outdoor areas via balcony doors
- Bluetooth connectivity sound system

#### Ground Floor:

- 2 master bedrooms with double king size beds, 50' smart TV, ceiling fan, A/C, large living rooms with sofas, wardrobes, A/C, 50' smart TV, Wi-Fi system and access through balcony doors to the outdoors and a private built sofa, en-suite bathrooms with shower
- 4 bedrooms with double beds, 50' smart TV, ceiling fan, A/C, Wi-Fi, spacious closets, access to the outdoors through balcony doors, one of them with sofa, en-suite bathrooms with shower.
- 1 bedroom with two single beds transferable to 1 double, ceiling fan, 50' smart TV, A/C, wardrobe, Wi-Fi system, en-suite bathroom with shower
- 1 spacious Play room with large corner sofa, 50' smart TV, A/C, Wi-Fi system, refrigerator, equipped with a large table-football for epic battles between guests.

#### Top Upper Level:

- 2 spacy master guest bedrooms of 40 sq.meters each with double king size bed equipped

with 50' smart TV, ceiling fan, A/C, sofa, wardrobes, Wi-Fi system, kitchenette, en-suite bathrooms with shower and access through balcony and main doors to the spacious shaded outdoors with amazing breath taking sea view overlooking Kalo Livadi and Kalafatis beach

Outdoor area at Entrance floor level:

- 2 bedroom with double bed, 50' smart TV, ceiling fan, A/C, Wi-Fi, closets, en-suite bathroom with shower, access to the outdoors through main door and balcony door
  - Spa room equipped with massage bed, ceiling fan, A/C, WI-FI, closets, en-suite bathroom with shower, access to the outdoors through main door
  - Large Gym equipped with 2 treadmills, 1 bicycle, 1 multi-function machine for full body workout for strength and fitness, TRX, weights, balls, kettlebells, mats and other useful gym equipment,
- 2x55' android TV, music system with internet radio, ceiling fan and A/C, easy outdoor access via main door
- Fully equipped kitchen with full set of kitchen appliances, gas cooker for tasty breakfast preparation, serving the breakfast large shaded area designed to all face towards the sea, so guests can admire the sea view while enjoying greek delicacies, equipped with large breakfast tables with access to 26 guests.

Outdoor area at pool level:

- Large infinity swimming pool of 100 sqm with deck and amazing view to Kalafatis beach, 12 sunbeds, 3 double sunbeds, poufs and 1 large hammock while a massive corner pergola offers lavishly the shadow that guests are enjoying in front of swimming pool , the bar and the dining area.
- Grand Shaded living space with dining area, sits 30 guests close to the BBQ area for romantic dinners or live evenings with music and BBQ delicacies prepared for the unique guests.
- Barbeque equipped with wood oven
- Independent fully equipped kitchen by the barbeque area with WC and shower room for personnel

- WC and shower rooms for guests who are using swimming pool
- Large outdoor space specially designed for children activities (bicycles, hoverboards)

## VILLA FACILITIES

- 12 bedrooms & 14 bathrooms, 1 guests' WC in living room & 2 outdoor WC and showers
- 3 fully equipped kitchens
- Accommodates 24 guests
- Swimming pool with sunbeds, poufs, double sunbeds & pool towels
- Grand Pergola shaded sitting/breakfast area with amazing sea view and fully equipped kitchen
- Grand Pergola shaded sitting/dining area by the swimming pool with sea view
- Built-in barbeque and furnace with pergola shaded dining area and fully equipped kitchen
- Shaded pergolas with sofas and poufs for casually relaxation all around the complex
- Bar for unique evenings
- 5 parking places at the top upper level and 3 parking places at the entrance level
- Fully equipped external sound system
- 2 entrance electrical sliding doors for easy access to the complex, one for tenants and one for personnel
- Generator of 60 KWA, capable to cover all house needs in case of a blackout or an emergency, plus specially treated large water tank capable to cover guests needs
- Alarm system
- Safe box in every bedroom
- Smart TV 50'' in every bedroom, and Android TV 55'' in living room and Gym
- Sofa in most bedrooms
- Furnished mostly with designer items indoor
- Five Star Hotel sleeping quality with Simmons mattresses system
- Fully air conditioned with Dakin appliances
- Dehumidifier in each room
- Ceiling fan in each bedroom / spa / gym / remote control
- 3 steam amplifier music system with internet radio

- Screen doors and windows
- 24 external security cameras overlooking all complex with monitors available on request.  
On request cameras can be set in 'snooze' mode for absolute privacy
- Electromagnetic locks in all entrance doors able to open/lock without need of a key, by the use of a unique personal code.
- Smoke detectors and Carbon monoxide detectors

## VILLA POLICIES

- Check-in: 4:00pm
- Check-out: 10:00am
- Pets not allowed
- Smoking not allowed inside the villa
- Children are welcome
- Some homes allow events, please ask
- Please bring proof of identification
- Passport Required for non-residents
- All bookings are final, non-refundable
- Security deposit required

### Payment policies:

#### For reservations more than 60 days prior to check-in:

- Down payment 40% of the total amount upon reservation.
- Balance 60% of the amount 60 days prior to arrival.
- Security deposit 25% of the total amount required 2 weeks prior to check-in with a wire transfer or with credit card pre-authorisation upon arrival

#### For reservation less than 60 days prior to check-in:

- Down payment 100% of the total amount upon reservation.

- Security deposit 25% of the total amount required 2 weeks prior to check-in with a wire transfer or with credit card pre-authorisation upon arrival.

## INCLUDED SERVICES

- Welcome at airport (pick up and follow) check in & check out.
- Welcome drink & fresh fruits.
- Daily maid service, change of linen and towels twice a week and pool maintenance
- Pre-stocking first day with water, juice, coffee, tea, sugar, milk, soft drinks.

## DISTANCES

- Mykonos Town: 10 km
- Mykonos Port: 10 km
- Mykonos Airport: 11 km
- Kalo Livadi beach: 2 km
- Agia Anna beach: 1.5 km
- Kalafatis beach: 1.5 km
- Lia beach: 3 km
- Ftelia beach: 5 km
- Elia beach: 4.5 km