







AM ROCK VILLA

MYKONOS

GUESTS: 16

BEDROOMS: 8

EN-SUITE BATHROOMS: 8

WC: 4

LIVING AREA: 1,050 sq.m. (11,300 sq.ft)

PLOT SIZE: 4,300 sq.m. (46,300 sq.ft)

EXTRA FEATURES

RELAXATION & ENTERTAINMENT AREAS

with top technological infrastructure, home cinema, spa room, massage room

120 sq.m.

AVAILABLE EQUIPMENT

Treadmill, speed bike, element low row, element pectoral, arc trainer, back pulley, bench, row machine, free weights

30 sq.m. and 20 sq.m.

LAUNDRY AREA

and storage room

30 sq.m.

GUEST WC

2 STAFF ROOMS

accommodating 3 staff members

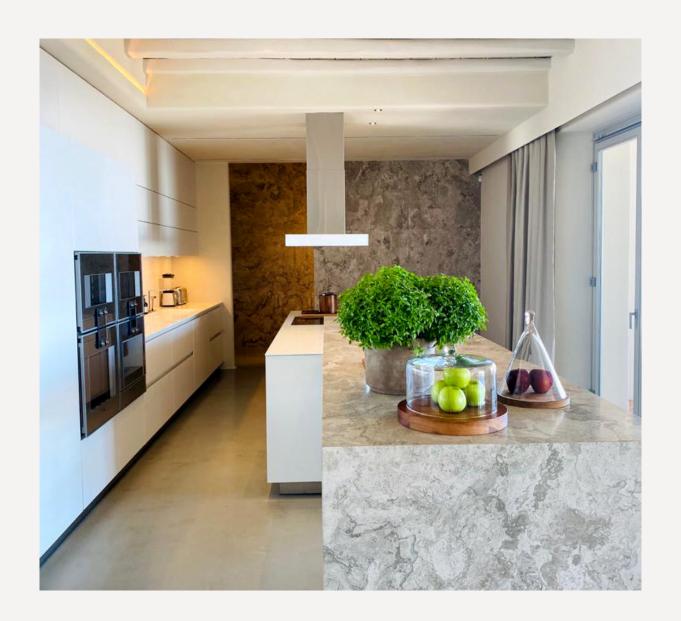
40 sq.m.

GYM

with mini bar, WC, changing room and lockers

50 sq.m.



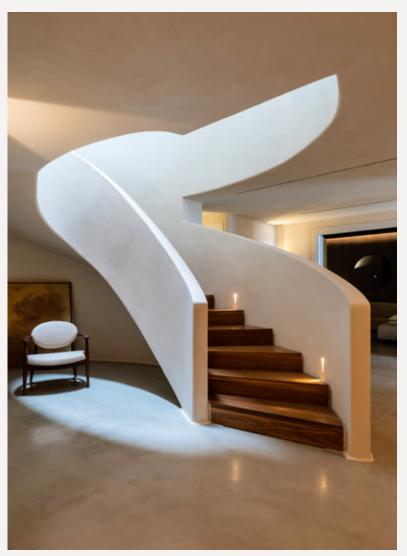






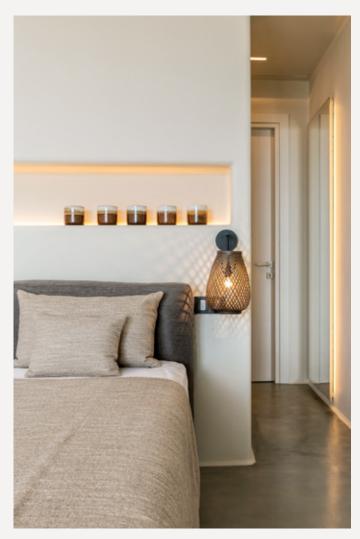








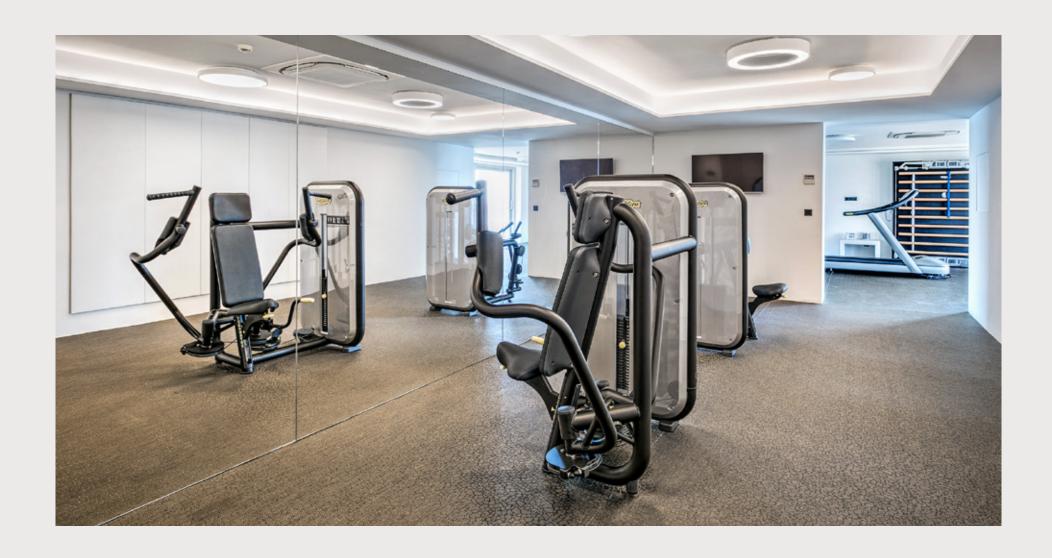














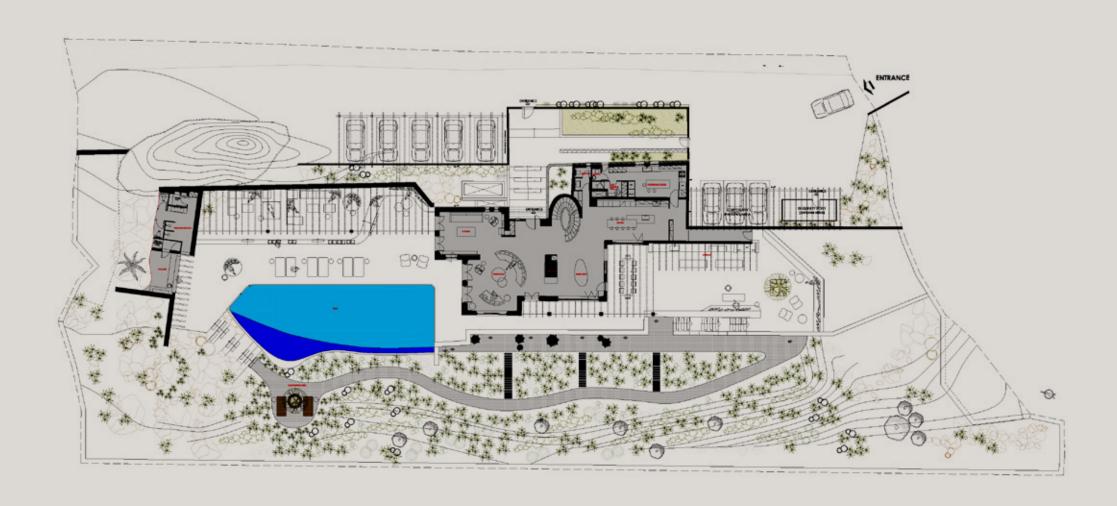






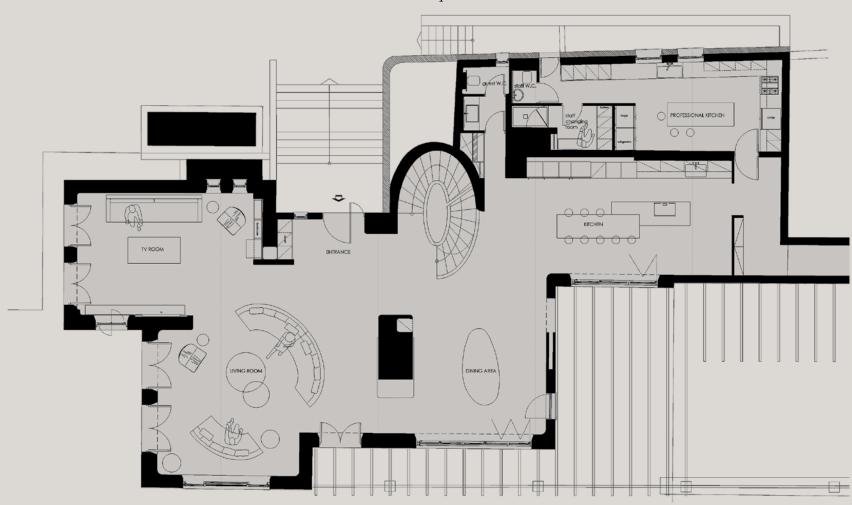
LANDSCAPE MASTERPLAN

Plot Size: 4,300 sq.m. (46,300 sq.ft)



GROUND LEVEL

300 sq.m.



MAIN HALL ENTRANCE

LARGE LIVING ROOM

(70 sq.m.) with fireplace, large dining room (40 sq.m.), TV room (50 sq.m.)

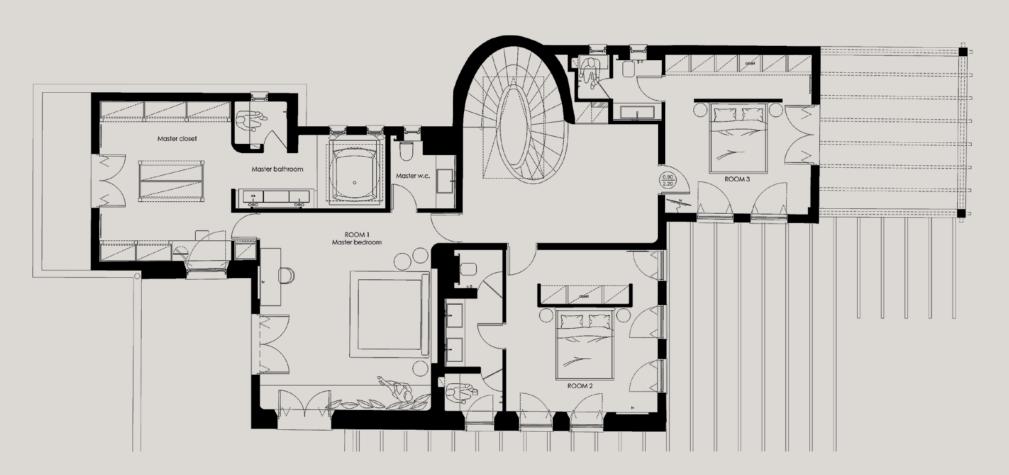
KITCHEN

State-of-the-art fully equipped kitchen (35 sq.m.) plus professional kitchen (40 sq.m.)

GUEST WC

UPPER LEVEL

170 sq.m.



1 LUXURIOUS VIP MASTER SUITE

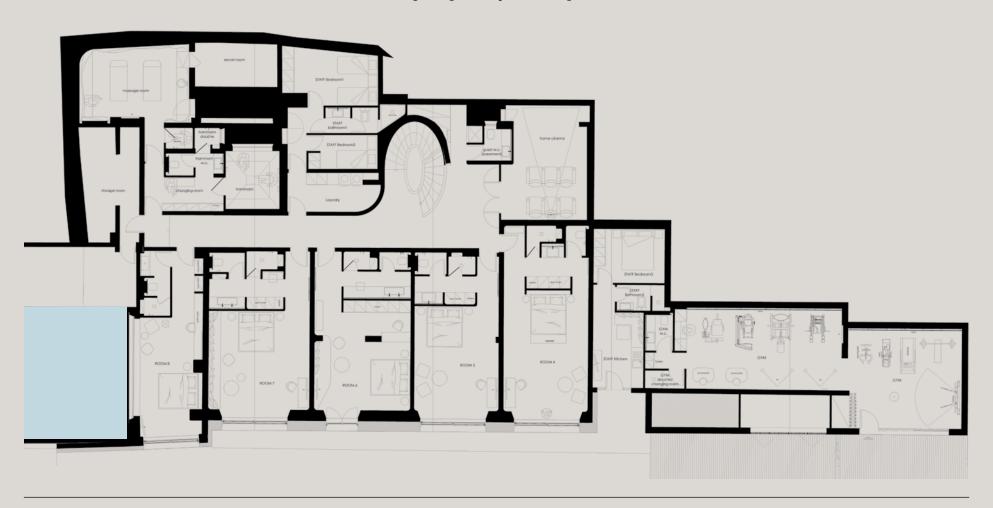
King size bed, en-suite bathroom, dressing room, indoor jacuzzi, A/C, TV, hairdryer, mini bar, safe box, sea view and a private terrace facing the sunset (85 sq.m.)

2 VIP SUITES

Each with king size bed, en-suite bathroom, hairdryer, mini bar, walk-in closet, A/C, TV, sea view (40 sq.m. and 30 sq.m.)

LOWER LEVEL

530 sq.m. plus Gym 50 sq.m.



4 VIP SUITES

Each with king size bed, en-suite bathroom, TV, A/C, hairdryer, mini bar, safe box, sea view and access to the garden (50,40,50,50 sq.m.)

1 JUNIOR SUITE

With queen size bed, en-suite bathroom, TV, A/C, hairdryer, mini bar, safe box, sea view, access to the garden (35 sq.m.)

VILLA FEATURES



- Private infinity pool
- Outdoor lounge pool bar & lounge
- Sun loungers
- Pool showers & WC
- Outdoor dining area
- BBQ
- Wi-Fi Internet
- Air-conditioning
- Floor heating
- Satellite TV
- Flat screen TV
- Sonos sound system
- Home Cinema

- Professional kitchen
- Bath toiletries
- Bath towels
- Pool towels
- Hairdryers
- Spa
- Jacuzzi
- Safe boxes in all rooms
- Private gym
- Parking space
- Baby cot
- Baby highchair
- BoH facilities:Engine room, generator room

OUTDOORS

INFINITY HEATED POOL

120 sq.m. (1,300 sq.ft)

OPEN POOL BAR

with showers, wc & changing room

WOODEN OUTDOOR & COVERED POOL DECK

with sun beds and sofas $800 \ sq.m.$

LARGE PERGOLA

with lounge and dining area 200 sq.m.

BBQ 100 sq.m.

OUTDOOR KITCHEN

GARDENS & LANDSCAPED AREAS

PARKING AREA

for 9 cars





SEASON	S 2021	OPERATIONAL PERIOD	24.04.2021 - 20.10.2021	FACILITIES	Infinity pool, gym, home cinema, spa
DESTINATION	Mykonos	CONTRACT ALLOCATION	1 Villa	CLEANNING HOUSEKEEPING	2 Live-in Staff
LOCATION	Mykonos Tourlos	BOARD BASIS	Accommodation only	BEDROOMS	8
COUNTRY	Greece			STAFF ROOMS	2

ACCOMMODATION PRICE LIST

Prices per night, including all taxes

SEASON A	24.04 - 30.05 & 27.09 - 20.10	10.000€	7 nights minimum rental length
SEASON B	31.05 - 20.06 & 06.09 - 26.09	15.000€	7 nights minimum rental length
SEASON C	21.06 - 11.07	20.000€	7 nights minimum rental length
SEASON D	19.08 - 05.09	20.000€	7 nights minimum rental length
SEASON E	12-07 - 18.08	25.000€	7 nights minimum rental length

 $^{* \}textit{Listed prices are in EUR} \ (\textbf{\texttt{\texttt{£}}}) \ \textit{currency and include all villa rental accommodation costs and national/local taxes per night}$

^{**} Payment terms notice: 15% Deposit payable one week after booking, 15% Deposit payable twelve weeks before arrival, 70% Final payment eight weeks before arrival

^{***} For terms and conditions please see the booking form

CANCELLATION POLICY

Your booking is subject to the following scale of cancellation charges

CANCEL	I ATION	DATE	PRIOR	$T \cap A$	RRIV/AI
			$I \cup I \cup I \cup I$	$-1 \cup 7$	\

More than 80 days prior to arrival

80-45 days prior to arrival

45 days or less prior to arrival

CANCELLATION CHARGE

Loss of deposit paid

70% of the villa rental fee

100% of the villa rental fee



DISTANCES

AIRPORT 3 km/15 min

PORT 1.5 km/12 min

MYKONOS TOWN 2 km/10 min

MEDICAL CENTER 2 km/10 min

GAS STATION 1500m

GROCERY STORE & SUPERMARKET 1500m



AM ROCK VILLA

MYKONOS