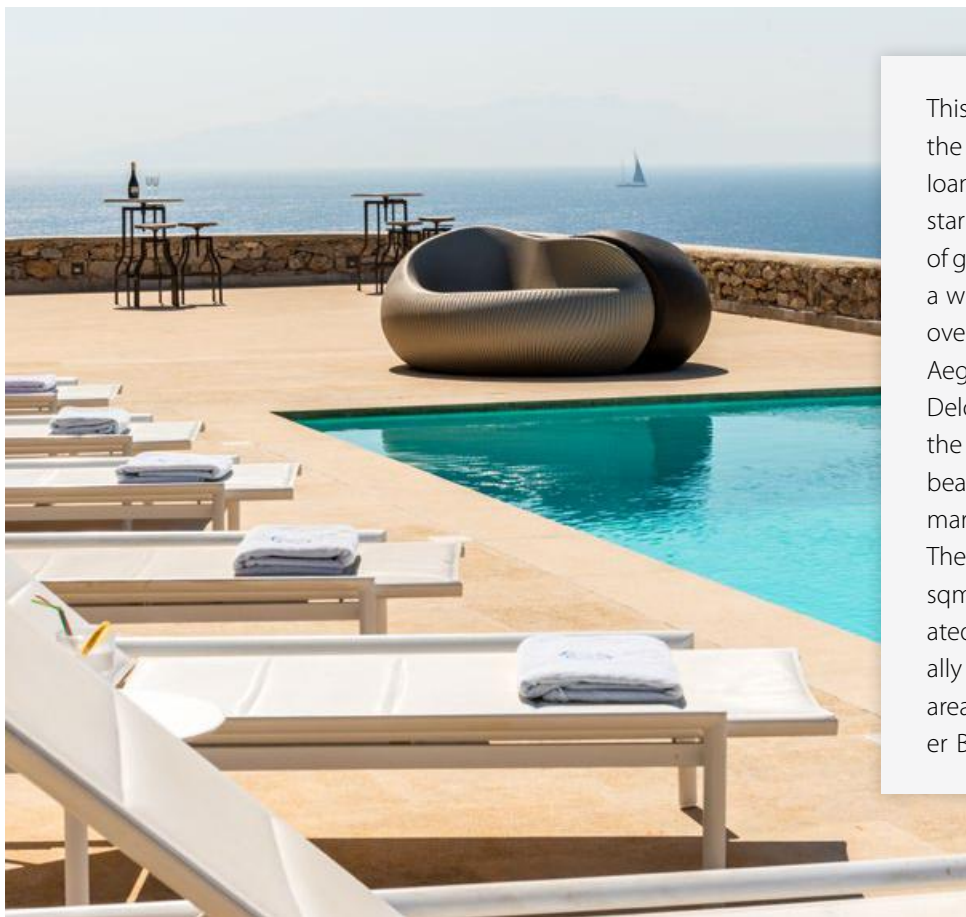




Villa  
**MORIS**  
AGIOS IOANNIS

MYKONOS - GREECE





This magnificent residence is situated in the one of the most desirable locations of the island, the Agios Ioannis (St.John) area. The villa is located near five star hotels St. John and Kivotos in an exclusive area of grand villas. The newly built villa is facing south in a wind sheltered location with breathtaking views over the island of Delos and the infinite blue of the Aegean Sea. It offers stunning sunset views over Delos. The residence is within walking distance of the sheltered, sandy St. John beach. Famous Ornos beach is just a two-minute drive away, and landmark Psarou beach is a 5-minute drive away. The villa is a spacious independent residence (458 sqm) with its own private 1100 sq. meter plot, situated in a gated complex with two other traditionally built, flat-roofed, cube shaped villas. Its outdoor area, designed by renowned Spanish architect Javier Barba, features a large infinity edge swimming

Bedrooms : **8**

Bathrooms : **9**

Guests : **16**



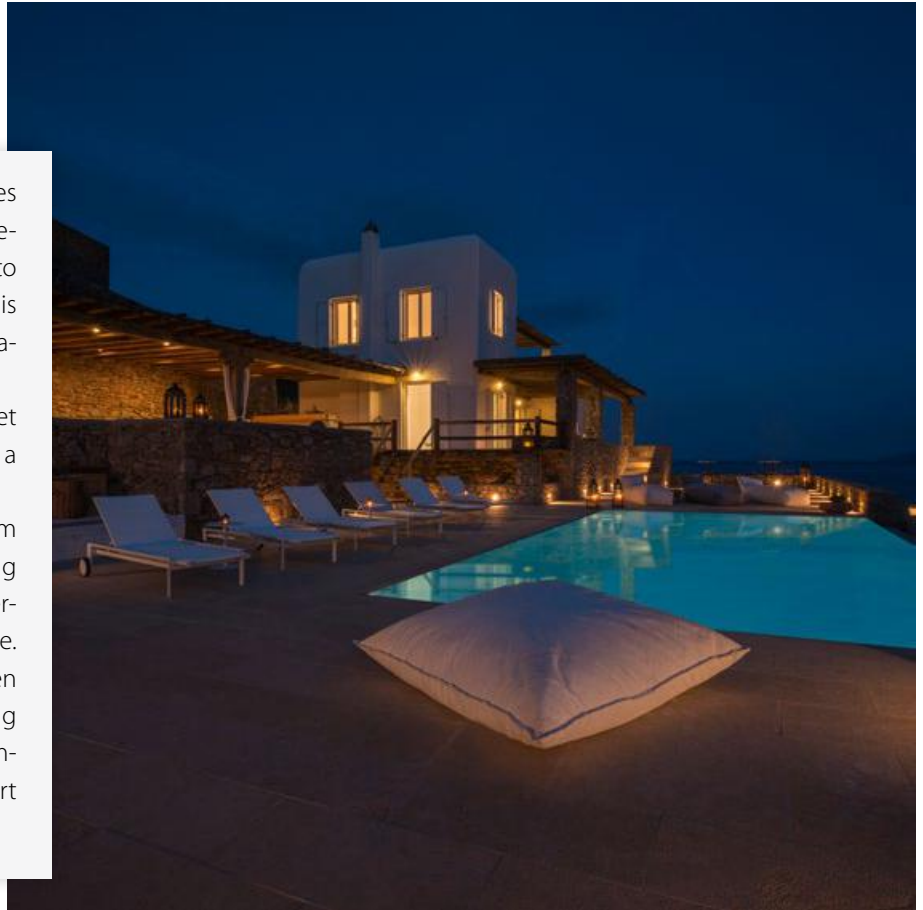


pool, a long sun deck, a pool bar and huge spaces that flow into each other. Large and beautifully designed sitting areas and dining areas open out onto the terraces, the verandas and the garden. There is also a pergola-covered parking area and a generator to prevent unpleasant power cuts.

Its interior, inspired by Cycladic minimalism, is set on three levels. The decor is tasteful, chic with a happy and airy feel.

On the upper level, a luxurious master bedroom provides complete privacy and offers outstanding panoramic sea views. It enjoys a large private terrace with a built-in outdoor sofa and a dining table.

The middle level is dominated by a sizable open space lobby with an elegant yet comfortable living and dining room. The fully equipped kitchen combines traditional local design with state of the art technology.









One level down, the villa hosts seven modern and stylish bedrooms with en-suite bathrooms, four of which have their own garden patio and enjoy spectacular views of the Aegean Sea. Two additional kitchens serve the seven bedrooms for more autonomy. On the same floor, a cozy independent studio with en-suite bathroom provides additional privacy and is utilized by the live-in staff.

The villa is at the perfect location. It's close to downtown Mykonos (4 km), the airport and the ports. It facilitates easy access to shops, museums, restaurants, bars, clubs, health and beauty spas, gyms as well as a variety of sports facilities, including tennis and squash courts, water skiing, snorkeling, wind-surfing, sailing and kite-surfing. This is one of the most spectacular residences on the island of Mykonos. The masterfully designed villa offers wonderfully airy, spacious accommodation, a high level of comfort, five-star service, luxurious surroundings, easy access to several beautiful beaches and proximity to the vibrant Mykonos town. It is the perfect place for a memorable holiday.







### Advanced Sleeping Systems Designed by Dunlopillo:

- King size beds (180x200) that became twins (90x200)
- Premium latex mattresses
- Latex mattress toppers
- Hypoallergenic / antibacterial fabrics
- Top quality pillows and bed covers

### Upper Level:

Master bedroom with a large pergola-covered terrace with a built-in outdoor sofa and a dining table

### Middle Level:

Sizable open space lobby with an elegant yet comfortable living and dining room.

Fully equipped kitchen with state of the art technology

Guest WC

### Lower Level:

7 double bedrooms with en suite bathrooms with shower

1 independent studio with en-suite bathroom for the live-in staff

2 additional kitchens

Laundry room

2 Storage rooms

2 Service rooms









Outdoors:

Infinity swimming pool (5x10 m)

Loungers, sun beds

Covered pergolas

Outdoor sitting, lounge and dining areas

Terraces and verandas

Gardens

Pool bar

Private parking

### **Included**

- Concierge assistance before your arrival and during your entire stay at the property
- Check in/check out procedure at the property
- Airport meet and greet -Complimentary transfer from and to the airport
- 2 live-in staff
- Daily housekeeping
- Change of linen/towels changed twice weekly
- Pool towels changed every day
- Regular pool cleaning and gardening









## General info, Distances

6 km from Mykonos New Port

4 km from Mykonos Old Port

4 km from Mykonos Airport

4 km from Mykonos Town

300 m from closest beach





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