



BOUGAIN VILLA  
MYKONOS



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# Bougain Villa

is a beautiful summer house in Agios Ioannis split between the Main House, Katina's Pool House and the most recent Eucalyptus Guest House, accommodating 4-8 people.

The villa is newly renovated throughout with all the desired specifications (air conditioning, wifi, etc).

It is located in the highly sought neighbourhood of Agios Ioannis, just 2 minutes' walk from the beach and 10 minutes' drive from Mykonos Town.

Our guests have exclusive access to the large private swimming pool and the covered terrace with spectacular sea views.





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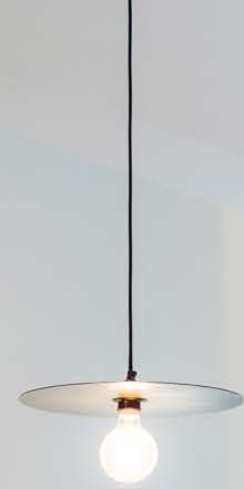
## The space

Our Mykonos summer villa is perfect for couples, friends, and families looking for vacation in Mykonos. It is fully equipped with everything you would want from a summer home.

The renovated villa reflects Mykonos' iconic minimalist style, contrasting traditional white walls with warm wooden furniture and other natural materials.

It is our family's vacation home which passes from generation to generation. We look forward to welcoming guests with an appreciation for heritage, interior design and Greek architecture.







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## Property Highlights

- 4 bedrooms, 4 bathrooms (3 ensuite), sleeps eight
- Private luxury Mykonian villa for families or couples
- Exclusive use of the swimming pool with views over the Aegean Sea
- Large southwest-facing terrace
- Fully serviced with all amenities included (see list below)
- Highly-desired, excellent location







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# The Villa

## Guest access

The ground floor of the property - Main House, Katina's pool house and Eucalyptus Guest House, are available for rent, with exclusive use of the swimming pool and all outdoor spaces.

## Main House

The spacious 120 sq m (1,290 sq ft) two-bedroom apartment that has one en-suite master bedroom with king sized bed & one en-suite bedroom with twin beds, is situated on the ground floor of the estate's main building with an independent entrance, covered outdoor terrace with dining area (seats 10 people), open-air outdoor terrace with barbeque area, TV, PlayStation, WiFi, safety deposit box, dishwasher, washing machine and first aid kit. The Main House is available for 4 guests.









## Katina's Pool House

The 30 sq m (323 sq ft) Katina's Pool House has an en-suite queen bedroom and TV, bringing the total capacity to six people. This house is available when the guests are 5 to 6.







## Eucalyptus Guest House

The 50 sq m (538 sq ft) Eucalyptus Guest House, has a queen bedroom, a living room with a kitchen, bathroom, safety deposit, TV and its' own terrace for sunbathing. This house is available when the guests are 7 to 8.







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## Important notice

The owner Mr. Yannis lives in the property, on the second floor of the Main House. This floor has a separate entrance so your privacy isn't affected. For anything you need during your stay, you can contact him in order to assist you.

## Property Features and Amenities

Large (6x12 m.) exclusive use swimming pool

Air conditioning

Ceiling fan

Hair dryer

2 private parking slots

Daily cleaning service

Linen changed twice weekly

Bath amenities

Dryer machine (on request)

Washing machine

Iron (on request)

Ironing board (on request)

Drying rack (on request)

Hangers

Bedroom amenities

TV

Sound system (Bluetooth & Aux)

PlayStation4

Baby chair

Baby cot

Kid's kitchen utensils

Smoke detector

First aid kit

WiFi

Refrigerator

Dishwasher

Kitchen utensils

Coffee maker

Espresso machine

Kitchen ware







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## House Rules

- Permission needed for events or parties
- Only accept groups over 25 years old (excluding families)
- Flexible Check-in, Check-out at 12:00, with separate shower/storage provisions available for use until your departure
- Daily cleaning service
- Smoking in the interior of the property is not allowed

## Bookings Information

Prices vary according to the number of people, length of stay and seasonal demand.

For further information and reservations, contact us through e-mail at [bougainvillamykonos@gmail.com](mailto:bougainvillamykonos@gmail.com) or call us at +30 2109236832.

The property is managed by the hotelier of Herodion Hotel and Philippos Hotel in Athens









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## The Neighbourhood

Agios Ioannis (Saint John) is a residential, up-market neighbourhood, offering privacy, peace and a quiet night's sleep.



The villa is one of the few available for rent on the island, so close to the beach. There are several prominent five star hotels, a couple of excellent restaurants, as well as two fantastic beaches – [Agios Ioannis](#) and [Kapari](#) – right at your doorstep.



Agios Ioannis is also home to [Hippie Fish](#), the popular beach bar and restaurant where the Paramount classic movie Shirley Valentine was filmed.





Light wood upper cabinet with a round knob.

Open white shelving with under-cabinet lighting, holding various kitchen items like mugs, jars, and blue water jugs.

A wooden cutting board leaning against the wall.

White countertop featuring a red coffee machine, a sink with a silver faucet, and a wooden soap dispenser.

A built-in stainless steel oven with a wooden front panel and a silver handle.

Light wood lower cabinets with round knobs.

A large, bright orange pendant light hanging from the ceiling.

A wooden island with a thick top, holding several woven baskets filled with fruit and a decorative orange starburst object.

An arched doorway with a wooden door and a black sliding barn door track, leading to another room.

A view into another room through the archway, showing a blue window, a metal chair, and a set of white steps.

A round, textured, light brown rug on the floor.



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**Ornos beach** is a two-minute drive away, where you can find supermarkets, cafes and restaurants. Adjacent to a small supermarket, [Mykonos Bakery](#) sells some of the best pastries and pies of the island, open 24/7.



**Mykonos Town** is 10 minutes by car, where the bars and shops stay open until the early hours giving you ample opportunity to explore the maze of white-washed houses and pedestrian streets both day and night.

The [town](#) centre is a car free zone, with two main free parking lots by the old port and windmills. Taxis are notoriously hard to get a hold of, making getting around by car or quad bike almost essential. There is also a bus stop a few metres from the house.





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## Property History

The villa was once home to Katina, the first female dentist on the island who bought the plot in 1973. The house was built a few years later, becoming the third house ever built in Agios Ioannis. Back then, many Mykonian roads had no names and so the official address of the property became Dentist Katina's Villa.

It was also the first house in the area with electricity and a swimming pool, bringing power and pool parties to the neighbourhood. Many of the local hoteliers grew up swimming at Katina's and fondly remember the pool parties of her grandchildren. The house continues to be a cherished summer home for the family, already enjoyed by four generations.

In the 1980s and 90s, Katina rented out parts of her villa to prominent people and celebrities, returning every summer. It was even featured in the first ever Lonely Planet for Mykonos, described as a cosy place with a superb garden.





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## Fun Trivia

Katina's heritage is also of note. She is a direct descendant of [Manto Mavrogenous](#), an important historical figure and one of the key leaders of the rebellion against the Turkish occupation in 1821. Katina was also the daughter of a saboteur and spy for the Greek resistance during the Second World War German occupation.



Petros the Pelican, the mascot of the island, is named after Katina's father, Petros Drakopoulos.



WE ARE LOOKING FORWARD TO HAVING YOU WITH US IN BOUGAIN VILLA!

