



TOPOS

COLLECTION



KIVOTOS

HOTEL & VILLAS

SANTORINI

KIVOTOS SANTORINI

An architectural statement carved into the caldera.

Kivotos Santorini opened in 2019 as a contemporary luxury boutique hotel located in Imerovigli, one of the most private areas of the Santorini caldera.

Bold, dark, and unapologetically different, Kivotos draws directly from Santorini's volcanic landscape. Its ebony architecture is deeply connected to its surroundings, while deliberately standing apart from the island's traditional aesthetic.

A hotel that belongs to its place, yet is instantly recognizable as one of a kind.

ATMOSPHERE

Distinctive • Refined • Intimate • Immersive • Design-Driven



KIVOTOS

HOTEL & VILLAS

SANTORINI



Destination

Imerovigli, Santorini

Santorini is a place of striking contrasts, where volcanic forces have shaped dramatic cliffs rising above the Aegean Sea. Defined by light, scale, and raw beauty, the island offers a rare balance between untamed landscape and refined, immersive experiences. One of the Mediterranean's most iconic destinations, Santorini is renowned for its caldera, sunsets, and powerful sense of scale.

How to get there

By air

- Direct daily flights from major Greek and International airports
- 15 minute car transfer from Santorini International Airport (JTR)

By ferry

- Piraeus / Rafina port (Athens) to Santorini (5 hours cruise)
- Connections with the key Cycladic Islands and Crete on a daily basis
- 35 minute car transfer from Athinios Port

Ideal itineraries

- Athens, Mykonos, Paros, Santorini
- Easily combined with Crete, Folegandros, Milos and more Greek islands





Why it works

Uninterrupted caldera & sunset views year-round

Set at one of the island's highest caldera vantage points in Imerovigli, the hotel enjoys direct sunset views throughout the entire season, a rare advantage among most of the Santorinian caldera locations.

Distinctive, instantly recognizable design

A bold architectural identity unlike any other hotel on the island.

Unique Cave-Style accommodations

Kivotos Villa with Outdoor Hot Tub and indoor pool is among the stand out and most impressive suites on the island.

Convenient Access

Minimal steps from drop-off, allowing guests to arrive effortlessly

Intimate atmosphere with exceptional, highly personalized service

A refined, adults-only environment defined by privacy, attention to detail and a very high staff-to-guest ratio.

Exclusive by design - ideal for buyouts

With its intimate size, dramatic caldera setting, and five-star service, Kivotos Santorini is perfectly suited for exclusive buyouts

Factsheet

- 5* Luxury Boutique Hotel
- Adults only (13+)
- Pet friendly
- Opened in 2019
- Rooms, Suites & Villas up to 4 bedrooms
- Jacuzzi or private pool in every unit
- Connecting rooms available
- View: Caldera & Sea view

Facilities & services

- Mavro Restaurant
- 24h Reception
- 24 h Concierge
- Main pool
- Laundry & Dry cleaning services
- In-room treatments
- Valet parking

Contact

- reservations@kivotshotels.com
- +30 2286 028490
- www.kivotshotels.com/santorini

Season

- April - November

Affiliations

- Fine Hotels + Resorts
- LVX Preferred Hotels & Resorts
- Serandipians
- Select Hotels & Resorts
- Michelin Key 2025

Image Library



SUITES & VILLAS



A collection of individually designed cave-style suites and villas, sculpted into the volcanic landscape and blending Cycladic character with contemporary comfort.

Every accommodation features Sonos sound systems and color-changing ambient lighting, personally curated prior to arrival based on each guest's preferred music and lighting color - setting the tone from the very first moment. Bulgari bath amenities and Jo Malone room diffusers further enhance the experience, creating a secluded, design-led retreat with dramatic Aegean and sunset views.

Caldera Room Sunset View Heated Plunge Pool

Interior: 22 sqm

Max Occupancy: up to 2

- King size bed (200x180)
- Direct sea view from the bed
- Outdoor heated plunge pool
- Cave-style design



[Click to visit](#)

[Click to visit](#)



Deluxe Suite with Sunset View & Hot Tub

Interior: 65 sqm

Max Occupancy: up to 2

- King size bed (200x180)
- Split-level layout, circular staircase leading to a cozy sitting area with stunning sea views
- Walk in shower
- Indoor hot tub with sea views
- Cave-style design

Honeymoon Suite with Sunset View & Hot Tub

Interior: 65 sqm / Exterior: 15 sqm

Max Occupancy: up to 3

- King size bed (200x180)
- Split-level layout
- Walk-in showers
- Indoor hot tub
- Sea view from the bedroom
- Caldera view from the balcony
- Cave-style design



[Click to visit](#)

[Click to visit](#)



Junior Suite Sunset View with Heated Cave Pool

Interior: 25 sqm

Max Occupancy: up to 2

- King size bed (200x180)
- Heated cave pool extending from indoors to outdoors
- Walk in shower
- Balcony with sea & caldera views
- Cave-style design

Superior Suite Sunset View with Heated Plunge Pool

Interior: 40 sqm / Exterior: 50 sqm

Max Occupancy: up to 2

- King size bed (200x180)
- Split-level layout, spacious outdoor areas
- Walk-in shower
- Easy access from drop off
- Sea view from the terrace



[Click to visit](#)

[Click to visit](#)



Hideaway Suite Sunset View with Heated Plunge Pool

2 units

Interior: 50 sqm

Max Occupancy: up to 2

- King size bed (200x180)
- Open plan layout
- Walk in shower & bathtub
- Outdoor heated plunge pool with sea views
- Cave-style design

Mystic Suite Sunset View with Heated Plunge Pool & Indoor Pool

Interior: 45 sqm

Max Occupancy: up to 3

- King size bed (200x180)
- Separate living & dining area
- Walk-in shower
- Indoor cave pool
- Outdoor heated plunge pool with panoramic views
- Cave-style design



[Click to visit](#)

[Click to visit](#)



Signature Suite Sunset View with Heated Plunge Pool

Interior: 50 sqm / Exterior: 40 sqm

Max Occupancy: up to 3

- King size bed (200x180)
- Bright, spacious room and outdoor area
- Separate living area
- Walk in shower
- Direct access from drop off (no steps)
- Outdoor heated plunge pool
- Stunning caldera views from the bed and from the terrace

Kivotos Villa Sunset View with Outdoor Hot Tub & Indoor Pool

Interior: 200 sqm / Exterior: 15 sqm

Max Occupancy: up to 5

- 2 bedrooms / 2 bathrooms
- 2 king size beds or 1 king & 2 twin beds (2x200x90)
- 5 meter indoor heated pool
- Hammam & mini gym
- Gym equipment
- Fully equipped kitchen & full-size wine cooler
- Balcony with hot tub & sea views (upper level)
- Cave-style design

[Click to visit](#)



Sunset Two Bedroom Suite with Heated Plunge Pools

Interior: 100 sqm

Max Occupancy: up to 4

- 2 bedrooms / 2 bathrooms
- 2 king size beds (200x180)
- Walk in showers & bathtubs
- 2 private verandas with 2 outdoor heated plunge pools with sea views



[Click to visit](#)

[Click to visit](#)



Solar Two Bedroom Villa with Heated Plunge Pools

Interior: 100 sqm / Exterior: 100 sqm

Max Occupancy: up to 5

- 2 bedrooms / 2 bathrooms
- 2 king size beds (200x180)
- Split-level layout, spacious outdoor areas
- Walk-in showers
- Easy access from drop off

Cave Three Bedroom Villa with Outdoor Hot Tub & Indoor Pool

Interior: 265 sqm / Exterior: 30 sqm

Max Occupancy: up to 8

- 3 bedrooms / 3 bathrooms
- 3 king size beds or 2 king & 2 twin beds (2x200x90)
- 5 meter indoor heated pool
- Indoor hot tub
- Hammam & mini gym
- Gym equipment
- Fully equipped kitchen & full-size wine cooler
- 2 spacious living rooms, with a dining area
- Balcony with hot tub & sea views



[Click to visit](#)

[Click to visit](#)



Wellness Four Bedroom Villa with Outdoor Hot Tub & Indoor Pool

Interior: 350 sqm / Exterior: 30 sqm

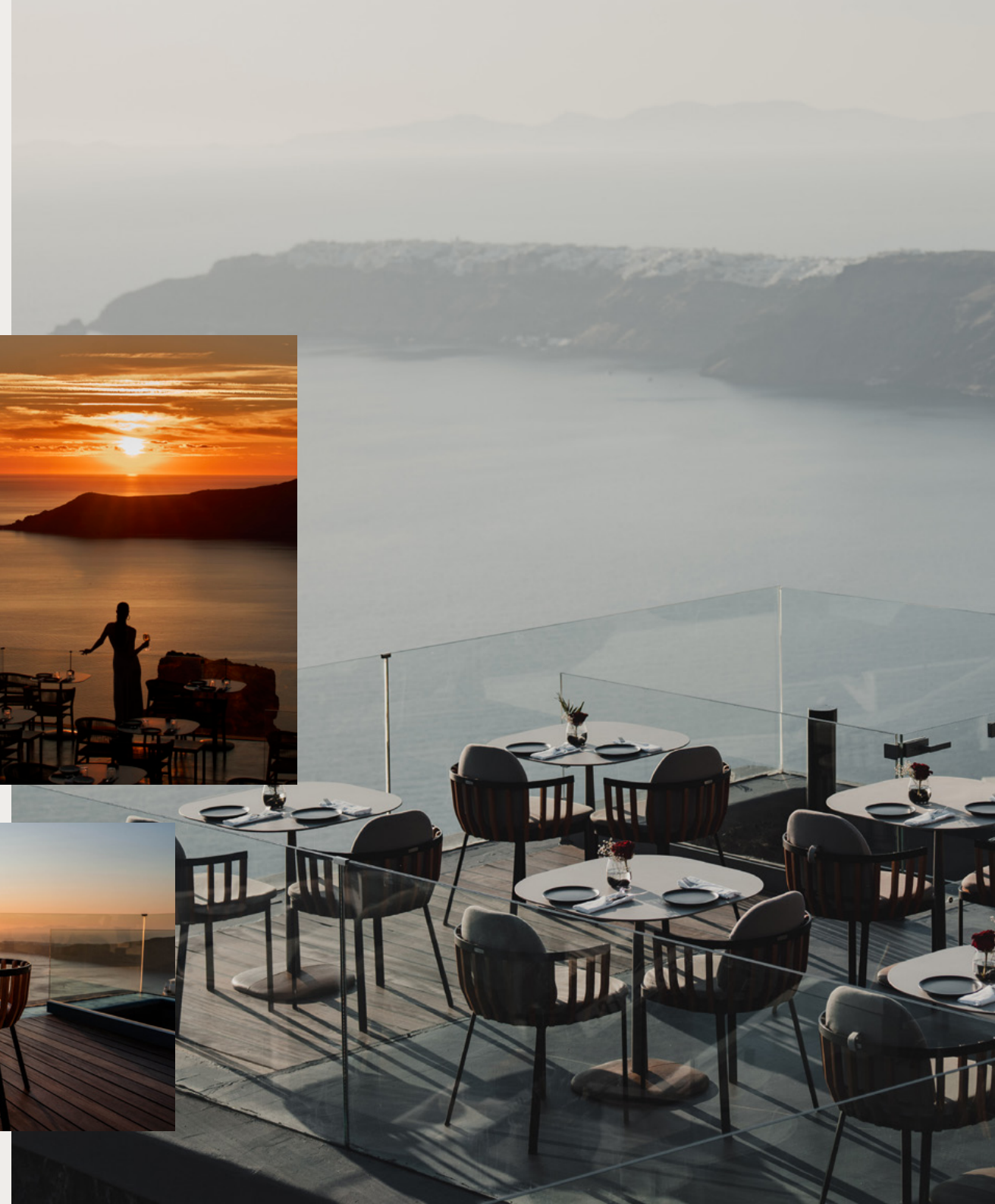
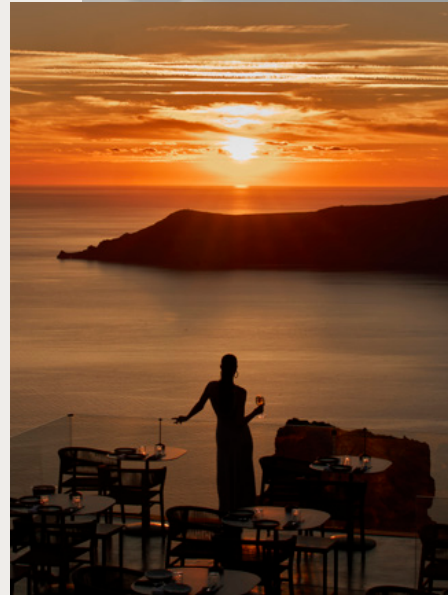
Max Occupancy: up to 11

- 4 bedrooms / 4 bathrooms
- 4 king size beds or 3 king & 2 twin beds (2x200x90)
- 5 meter indoor heated pool
- 2 Indoor hot tubs
- Hammam & mini gym
- Gym equipment
- Fully equipped kitchen & full-size wine cooler
- 3 spacious living rooms, with a dining area
- Balcony with hot tub & sea views

FOOD & BEVERAGE

MAVRO Restaurant & Lounge

- Mediterranean cuisine in a design-led, intimate setting
- Panoramic caldera, volcano & sunset views
- One of the most popular restaurants on the island
- À la carte dining for lunch & dinner
- In-room and private dining experiences available
- Suitable for special occasions and romantic dinners



POOL & LOUNGE AREA

Pool & Lounge Area

- Iconic glass pool with sunbeds and lounge spaces set at one of Santorini's highest vantage points, offering uninterrupted panoramic caldera, volcano & sunset views
- Pool bar serving curated cocktails, fine wines and light Mediterranean flavors in a refined, design-led setting





Our tips

The Perfect Guest

Style conscious and aesthetic minded couples, sophisticated honeymooners, design savvy group of friends .

Favorite Room

- Signature Suite Sunset View with Heated Plunge Pool
- Kivotos Villa Sunset View with Outdoor Hot Tub & Indoor Pool

Lenght of Stay

3 - 5 nights

Favourite Experience

Private Caldera Sailing & Santorinian Wines Tasting

Not-to-miss Dish

Calamarata with Mixed Seafood in Shrimp Sauce

Best Season

May, June, September



TOPOS

COLLECTION

Panos

panos@toposcollection.com

•

Natalia

natalia@toposcollection.com