

Villa Nyxi

Region: Akrotiri Sleeps: 10

Overview

An exceptionally modern 4-bedroom villa with sea and mountain views, Villa Nyxi lies just a 20-minute drive from the Cretan city of Chania. Its position offers a breathtaking view of the Bay of Chania area, as well as landscaped gardens with a tennis court and infinity pool – the ideal place to watch the sunset.

Situated in a quiet location on the Akrotiri peninsula, Villa Nyxi can comfortably accommodate up to 10 guests. On an 8000 square metres plot of land, it offers ample outdoor space and a host of features. As well as the heated infinity pool, you have a hot tub, a pergola with outdoor dining area, a summer kitchen with barbecue, and an outdoor shower and sun terrace. If that wasn't enough, you will also have the use of a tennis court and fitness room.

You will have an incredible view from inside the house, thanks to the large glass panel lining the living area. This open-place space offers ample seating, a dining area and a luxury Italian kitchen with all you could need. A double bedroom, bathroom and the gym/playroom can all be found on the ground floor too.

A half-level floor accommodates a king room which can also be used as a twin. Here you can appreciate mountain and sea views from the private balcony. On the first floor are two more double bedrooms, including the master suite, completed with free-standing bath, walk-in wardrobe and Smart TV. Large terrace areas on this floor lead you to the rooftop gardens where you will find the hot tub and a decked seating area.

This amazing property is equipped with virtually every convenience you could think of, from air-conditioning and heat-reflective glass for the ultimate comfort, to cool



extras like a PlayStation, Nespresso coffee machine and a ping-pong table. There's a Bluetooth music system, covered parking and Wi-Fi, and a range of additional services are offered too, including those of a private chef, massage therapist and babysitter.

With Chania just a short drive away, you have one of the most enchanting Mediterranean cities on your doorstep – as well as numerous excellent beaches and attractions ranging from a water-park and botanic gardens to historic landmarks and fantastic restaurants.

Facilities

Wine Tasting • Walking/Hiking Paths • Historical Sites • Tennis Nearby • Go-Karting • Boat Trips • Hairdryer • Coffee Machine • Villa • Air-Con • Tennis Court • Wi-Fi/Internet • Ground Floor Bed & Bath • Washing Machine • Special Offer • Table Tennis • Has Offer • Maid Service Available • DVD • Chef/Cook Available • Private Pool • Rural Location • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Tumble Dryer • Microwave • Satellite TV • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Nyxi has everything you could hope for in your dream villa: we're talking infinity pool, tennis court, hot tub and more! The villa counts with four bedrooms and it accommodates up to 10 guests.

Ground Floor

- Open-plan living and dining area for 10 guests and terrace access
- Fully equipped kitchen with breakfast bar
- Double bedroom with queen size bed and terrace access
- Playroom with fitness area and two sofa beds
- Family shower room
- Guest toilet
- Utility room

Upper Ground Floor

- Twin bedroom (can be made Kingsize) with smart TV, en-suite shower room and private balcony

First Floor

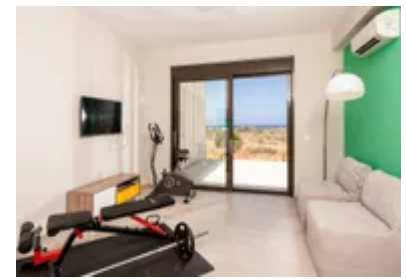
- Master bedroom with Kingsize bed, en-suite shower room, freestanding bath, walk-in wardrobe and smart TV
- Double bedroom with Queensize bed and an en-suite shower room
- Large terrace with seating areas and hot tub

Exterior Grounds

- Infinity swimming pool (70 sqm)
- Poolside shower
- Sun loungers
- Pergola with dining area
- Outdoor kitchen area with gas barbecue
- Tennis court
- Table tennis

Additional Facilities

- Wi-Fi
- Air conditioning
- Smart TV
- DVD Player
- Naim Bluetooth music system
- Dishwasher
- Nespresso machine
- Blender
- Juicer
- Yoga mats, exercise bicycle and weights
- Underfloor heating
- Mosquito screens
- Electric shutters
- Safe box
- Heated pool
- Two single sofa beds (can be made double) for 9th and 10th guests



Location & Local Information

Much admired for its Venetian harbour and striking lighthouse, Chania is one of the highlights of Crete's northern coast. Surrounded by wonderful beaches and stunning countryside, this city is one well worth making time for – and it's geared up for visitors with plenty of entertainment and an excellent dining scene.

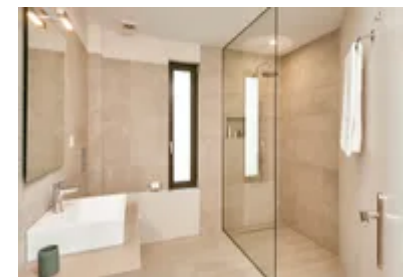
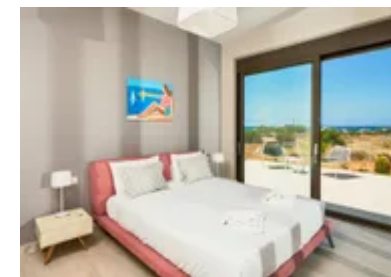
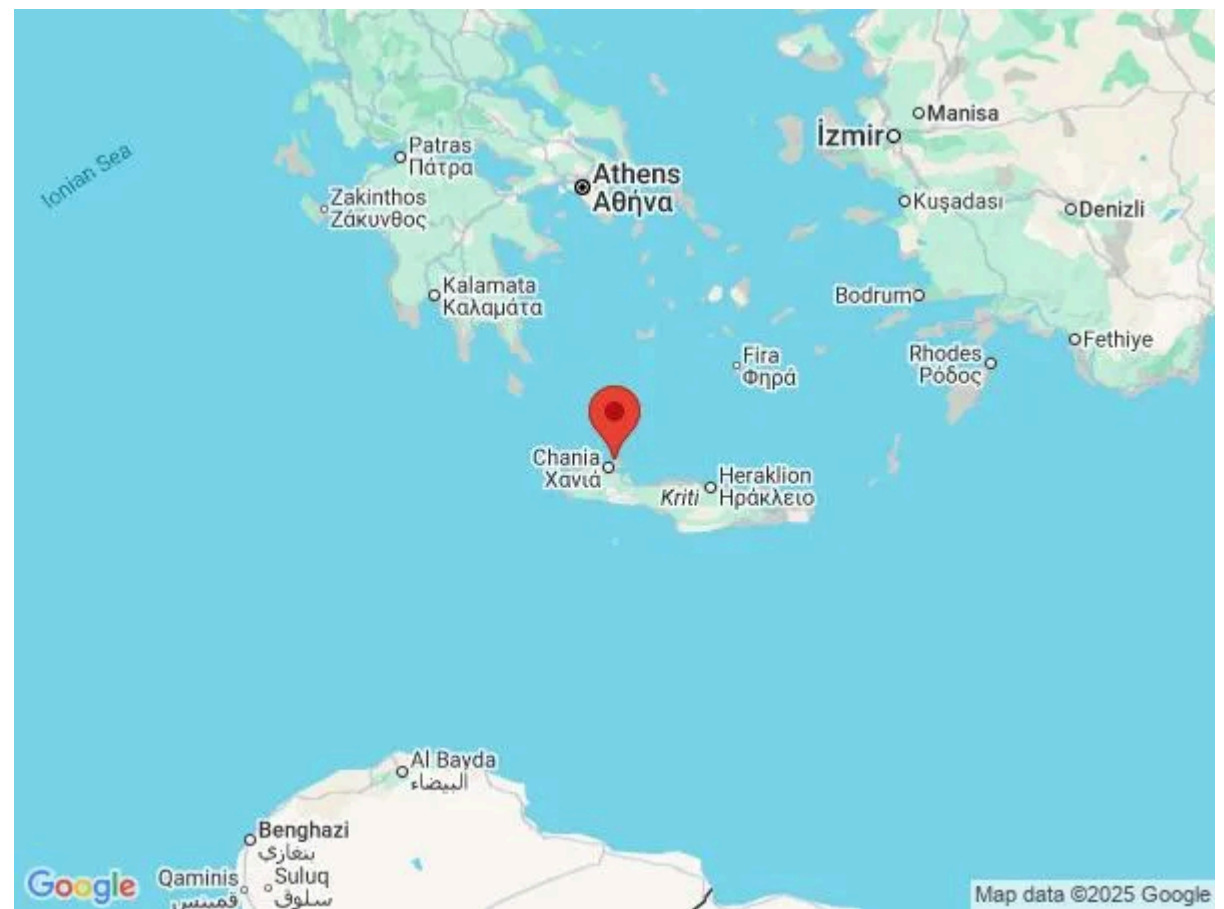
The harbour's colourful buildings and landmarks like the Ottoman Baths make it incredibly photogenic, and you will be tempted to stick around on its many waterfront restaurant terraces. You are in a great position to then start exploring the Old Town or perhaps head out to sea. Various boat tours showing off the area's beautiful coastline are easy to find.

The area has no shortage of idyllic beaches, and there are many within a short distance of the city – some walkable. Golden Beach and Neo Chora are both good choices and family-friendly, although they can get busy. Many of the real gems require a longer drive, but are well worth it – Balos is considered one of the island's best beaches, around 60km from Chania.

In the town, you have a variety of museums dedicated to aspects of the area's history, including those focussed on archaeology and local folklore. A maritime museum won't take you far from the water – you can also walk along the seawall to the Venetian Lighthouse and enjoy one of the best views in town.

Further out of town, the extensive Botanic Park and Gardens sitting beneath the White Mountains are a must-see. Wandering through the park filled with exotic flowers and herbs is a sensory experience. The restaurant offers a wonderful view over the park, so it's worth stopping for lunch there. Other notable sights include an impressive trio of monasteries on the Akrotiri Peninsula, Agia Triada.

The wonderful Samaria Gorge is just across the island from Chania and makes a great excursion if you are willing to venture further. Seeing the countryside of Crete is a



real treat, and this area is ideal for walking and hiking. Many organised tours will also show you the region's scenery, and often local craftsmanship – visits to see products like olive oil, honey or Cretan wine being produced are popular.

Local Amenities

Nearest Airport	Chania Airport (10 km)
Nearest Ferry Port	Souda Port (18 km)
Nearest Village	Stavros (2 km)
Nearest Town/City	Chania (16 km)
Nearest Restaurant	Koulieris (1.5 km)
Nearest Beach	Stavros Beach (1.7 km)
Nearest Supermarket	Stavros Minimarket (1.5 km)

What we love

- This villa boasts some of the most spectacular terraces, with its roof terrace with hot tub and amazing views the cherry on the cake
- Having a fitness room is great, and when it doubles as a playroom it's even better – as well an exercise bike, weights and a yoga mat, you can enjoy TV and PlayStation there too
- The vast outdoor spaces really stand out, and give enough room for everyone to do their own thing – all just five minutes from the beach
- With Chania and the airport within 20 minutes, it's easy to get here and get out exploring – this stunning city is known as 'Little Venice', and its waterfront vibes could prove irresistible

What you should know...

- Full cleaning and linen and towel changes are provided mid-week at this villa. Additional cleaning is available at an extra charge
- This villa has basement parking with a remote-control garage door and internal access to the house
- The villa's immediate surroundings showcase a typical mediterranean countryside landscape, but you can find breathtaking natural beaches and other natural spots within a short drive

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.
- **Pets welcome?:** Not allowed
- **Other Ts and Cs:** 9th and 10th guests sleep in portable bed in playroom
- **Changeover day:** Flexible except on Sundays
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 5 nights - low/mid season 7 nights - high season
- **Heating costs included?:** Yes, included in rental price.
- **Tax:** Included in the rental price
- **Internet access?:** Wi-Fi internet access included in rental price

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €15 per night per unit

November-February €4 per night per unit