

# Villa Demos

Region: Lefkada Sleeps: 6

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## Overview

Situated on the gorgeous Greek island of Lefkada is Villa Demos. This beautifully furnished property, modern in design and style, sits in a slightly elevated position overlooking the sea. It is complete with its own private parking space and pool, patio areas, balcony, terrace, and barbecue. The natural stone walls, along with the olive and cypress trees, shrubs and climbers that surround the villa, create plenty of privacy, making this three-bedroom villa ideal accommodation for those looking to get away from it all in this stunning location.

Villa Demos is entered at pool level, and guests will first notice the beautifully spacious living area, which also incorporates the kitchen and dining areas. With its fresh white walls and terracotta-coloured floor tiles, the whole room has a real Mediterranean flavour. Furnishings are modern in design, with a glass-topped dining table and plush turquoise-coloured sofas that add a pop of colour. Huge french doors in the dining area open out onto the pool terrace, where guests can relax at a small table with comfy chairs and enjoy the views. There are more french doors in the living area that opens out onto a canopied balcony with a seating area and a direct view of the sea, leaving guests spoilt for choice when it comes to finding a spot to relax and enjoy an al-fresco breakfast or evening meal.

The kitchen area is well-equipped, modern, and stylish, with white units that contrast nicely with red splashbacks and tiles. There is an electric oven and hob as well as a microwave and coffee maker, dishwasher, and washing machine, as well as plenty of storage space and food preparation areas. This floor also houses a bathroom with shower facilities, which can be utilised by the guests sleeping in the twin room situated in the attic space. The bathroom is beautifully tiled in bright shades of orange,



brown and terracotta and features a white suite, large mirrors, and contemporary lighting fixtures.

Stairs near the kitchen area lead up to the bedroom in the attic or down to the bedroom level of the villa, where guests will find a double room and another twin room; both with en-suite facilities. The attic bedroom is a gorgeous space with light, fresh decor and exposed ceiling beams, floors and furniture, all in light wood. The beds are dressed in black and white gingham, with accents of red, and there are framed black and white prints on the wall, giving this whole room a very modern vibe.

The double and twin rooms on the lower level of the villa both open out onto a terrace, which is the perfect area to enjoy a morning coffee. The colour scheme in both rooms echoes the look of the living quarters, with brilliant white and terracotta punctuated by a pop of colour in the curtains and cushions. The double bedroom features a spacious en-suite bathroom with a deep white tub and shower attachment, and the twin room has a smaller en-suite, decorated in black and white tiles and featuring a walk-in shower.

Villa Demos benefits from several outdoor seating areas as well as a bbq which makes dining al-fresco a must, especially with such incredible panoramic sea views. A pool is always a welcome addition to any villa holiday, and Villa Demos boasts one surrounded by loungers, parasols and olive trees, creating your own little summer paradise.

## Facilities

Villa • Air-Con • Private Pool • Ideal for Kids • Boat Trips • Scuba Diving • Historical Sites • Pets on Request • Great Value • Ideal for Teens • Beach Nearby • <1hr to Airport • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher

# Interior & Grounds

## The Villa

Villa Demos is a three bedroom villa sleeping up to 6 people, providing 3 bedrooms, 3 family bathrooms, a private swimming pool, and all the needed amenities for a perfect stay.

### Ground Floor

- Open-plan dining & airconditioned living area
- Separate sitting room, sofa bed sleeping two
- Open-Plan, fully equipped kitchen
- Bathroom with shower

### First Floor

- Double (1.60m x 2m) bedroom, door to terrace, en-suite bathroom, Airconditioned
- Twin bedroom, Airconditioned
- Bathroom with shower

### Attic Level (Airconditioned)

- Twin bedroom

### Exterior

- Swimming pool- 9m x 4.5m, 1.70m deep
- Sun loungers & parasol
- Outdoor dining area
- Patio area
- Street parking

### Additional Facilities

- Hairdryer
- Coffeemaker
- Washing Machine
- Dishwasher
- Microwave
- Air conditioning



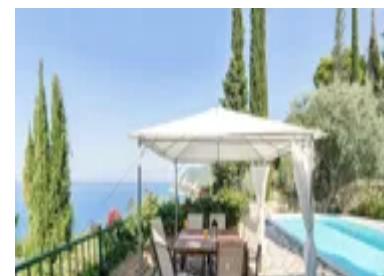
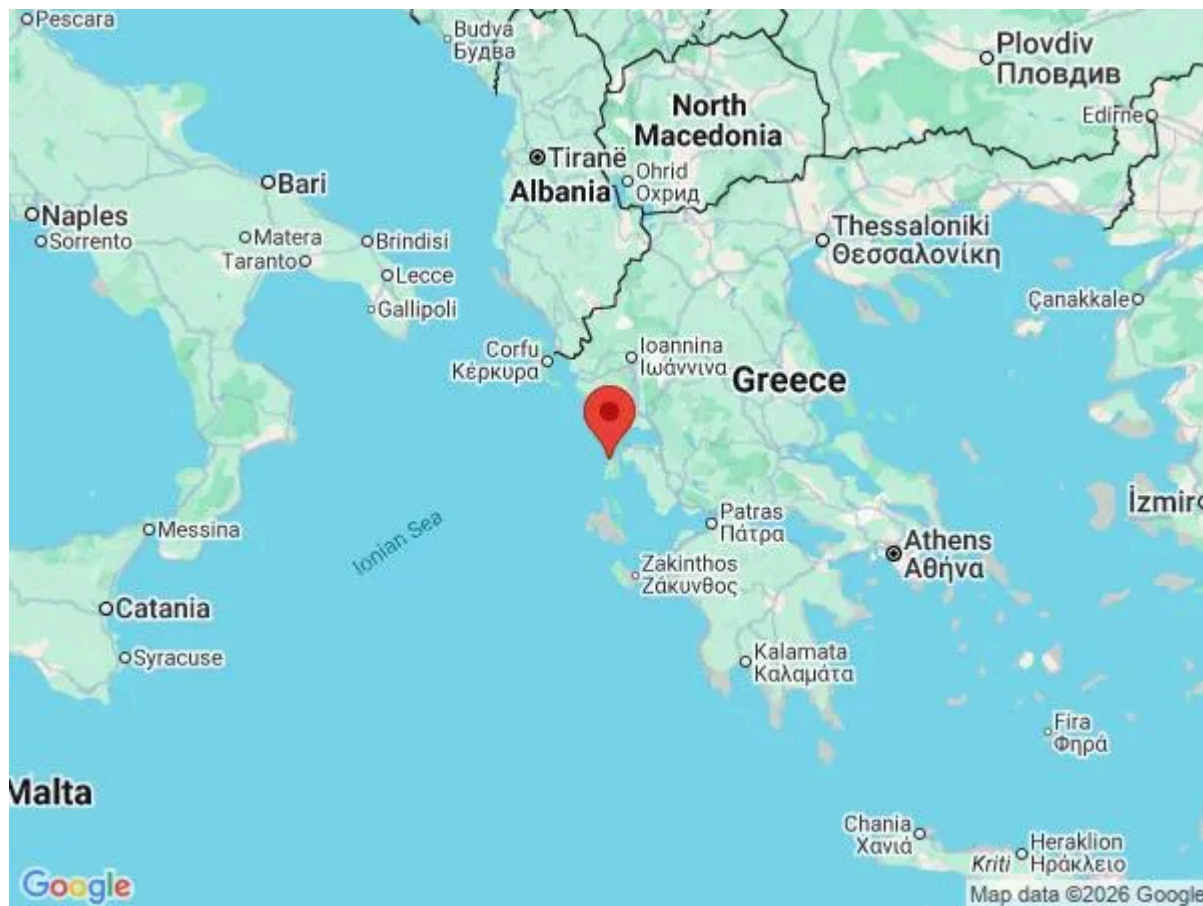
## Location & Local Information

The Greek island of Lefkada is steeped in Greek mythology and history. It is here that Homer set the "Odyssey" and where the poetess Sappho leapt from one of the white cliffs where the temple of Apollo stood. Today Lefkada is known for its beautiful beaches and mountains, waterfalls and olive groves, as well as its sleepy fishing villages and harbour, ancient churches and museums. Unique in that it is the only island connected to the mainland via a 25m bridge, Lefkada is an ideal holiday destination for those who want to stay somewhere off the beaten path and yet still be within close proximity to some of the more touristy or cosmopolitan areas of Greece.

However, those who decide to stay on the island will not be disappointed with all it has to offer. The lively little town of Nidri can be found on the east coast of Lefkada and is known for its main street heaving with good-time bars and cheery clubs, as well as authentic Greek tavernas serving international cuisine. Nidri boasts a long stretch of pebbly shoreline where the water is shallow and blue, as well as a tree-lined promenade where you can rent jet skis and canoes. From the shore, you can see the islands that dot the horizon, and the largest, Meganissi, has secluded coves where guests can enjoy snorkelling. A 20-minute walk north will bring you to Perigali beach, a quiet and tranquil stretch of pebbly shoreline equipped with sun loungers and umbrellas.

Another spot to visit while you are on the island is the relaxed fishing village of Nikiana, featuring friendly bars, waterside tavernas, and a secluded little beach along the coast. With so many pebbly beaches on the east coast of Lefkada, Nikiana beach, with its soft sand well-equipped with loungers and umbrellas, is a welcome find. For a sandy beach that is a little more lively, Kathisma is on the other side of the island. There you'll find plenty of opportunities to try out every watersport you could think of and even give paragliding a go!

## Local Amenities



Nearest Airport	<b>Preveza Airport (33 km)</b>
Nearest Town/City	<b>Lefkada (13 km)</b>
Nearest Beach	<b>Agios Nikitas (500 m)</b>
Nearest Ferry Port	<b>Vasiliki (27km)</b>
Nearest Village	<b>Agios Nikitas (1km)</b>

## What we love

- Villa Demos is located in a slightly elevated position and has spectacular views of the sea from the pool, living area, and private balcony
- The villa is on three floors and features a beautifully decorated attic space which has been converted into a twin room with exposed beams and rustic wooden floors
- The island of Lefkada is connected to the mainland via a 25m bridge, making it the ideal holiday destination for those wanting to experience the best of both worlds

## What you should know...

- Villa Demos sleeps up to 6 guests across three bedrooms. If there are couples travelling together, please be aware that there is only one double room, and two twins
- There are other villas in close proximity, but with Villa Demos being slightly elevated it is you looking down on another villa rather than vice versa. Having said that the stone walls and surrounding vegetation do ensure that all guests can enjoy relative privacy
- While the beach is within walking distance, please note that the walk is steep and may not be suitable for those with limited mobility, small children or pushchairs

# Terms & Conditions

- **Security deposit:** £150 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** Check time is between 16:00 - 20:00
- **Departure time:** Checkout by 10:00
- **Energy costs included?:** Electricity is included in the price up to 80KWH / week. More than 80 KWH the cost is 0.20 Euros / KWH
- **Linen & towels included?:** Yes, including pool towels
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a supplement of €50/stay per pet will apply (paid locally)
- **Other Ts and Cs:** On arrival the following is provided 3 tablets of dishwasher detergent and three of washing machine detergent, hand soap, dishwashing liquid, 3 bin bags, 1 bottle of drinking water, olive oil, vinegar, salt, pepper, napkins, coffee sticks, sugar sticks, tea bags, 2 rolls of toilet paper in every bathroom
- **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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit. Extra cleaning and linen change can be booked at €50 a time. Please book before arrival
- **Smoking Allowed?:** Not permitted
- **Other 2:** EOT Licence number 0831K91000426101
- **Tax:** All prices include the Climate Crisis Resilience Fee
- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service

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