

# Villa Aristeia

Region: Cyprus    Sleeps: 6

---

## Overview

Villa Aristeia is a brand new, modern three-bedroom property with a private swimming pool and a fabulous location, perfect for a group of friends or family looking to explore Cyprus's stunning landscapes. Just a short walk to the resort centre and only 250 meters from the sea, locations don't get much better than this!

Downstairs, the villa is designed for open plan living, with a kitchen, living and dining area all in one space. Each feature has been carefully designed, with décor that looks as though it was pulled out of a design magazine with an equally comforting and sophisticated atmosphere. There are elegant patio doors creating an almost seamless connection with the modern terrace and private swimming pool so you can come and go as you please. The living room has comfortable sofas, full satellite television and of course free Wi-Fi so you can keep up to date with your friends back home, making them very jealous of your holiday in the sun! The dining area has space for six guests and the kitchen is well equipped with everything you might need to create culinary delights. There is also a separate toilet and a utility area located on this floor.

Upstairs, the elegant interiors continue, this time in the form of three good-sized bedrooms. The master suite has a double bed, en-suite shower room and a beautiful balcony area, whilst the two further double bedrooms share a modern family bathroom.

Outside, the garden and pool area are well suited to long lazy days of sunbathing, reading and relaxing. Bordered by sun loungers you can lose hours by the pool, soaking in the holiday atmosphere and making the most of time away from your busy day to day lives. A winding staircase leads you up to Villa Aristeia's tranquil roof garden, with clearer views of the sea appearing every step you take – the best



spot to watch the sunset! With all the amenities of Kapparis, including an abundance of restaurants and bars just a short walk away, Villa Aristeia is the perfect spot for those who want to turn up and instantly relax.

## Facilities

Air-Con • Beach Nearby • Walk to Beach • Private Pool • Villa • Cots (Cribs) • Great Value • Watersports • Wi-Fi/Internet • Modern • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Hairdryer • Satellite TV • High Chair(s) • Seaview • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips

# Interior & Grounds

## The Villa

Villa Aristeia is located in the Kapparis area, and its three double bedrooms accommodate up to 6 guests.

### *Ground Floor*

- Open-plan living room with outdoor access
- Fully equipped kitchen with breakfast bar
- Guest toilet

### *First Floor*

- Master bedroom with double bed, en-suite shower room and balcony access
- Two double bedrooms
- Shower room

### *Second Floor*

- Rooftop terrace with seating area

### **Exterior Grounds**

- Swimming pool
- Sun loungers
- Alfresco dining area
- Mediterranean garden
- Parking

### **Additional Facilities**

- Wi-Fi
- Air-conditioning throughout
- Television
- Ceiling fans
- Dishwasher
- Hairdryer
- Washing machine



## Location & Local Information

Located in the area of Kapparis, Villa Aristeia is perfect for those looking to escape the hustle and bustle, soaking in some of Cyprus's serene atmosphere and enjoying long days on the beautiful local beaches. The villa itself is situated just a few minutes' walk from golden sandy shores and a good selection of bars, restaurants and shops, so if you want to stay somewhere without needing to drive, this villa is perfect for you. The larger resort of Protaras is just a 5-minute drive away.

From the villa, you can venture out to explore some of Cyprus's most beautiful landmarks. The protected nature park area of Cape Greco is just a short drive away, with an array of intriguing nature trails lined with beautiful pine trees and diverse botanical sites. If you explore on land you can walk, mountain bike or horse ride your way through the diverse nature, delighting in the breath-taking views over the clifftops to the blue azure of the Mediterranean. With opportunities for scuba diving, snorkelling and swimming as well, there really is something for everyone.

The entire coastline of Cyprus is famed for its pristine beaches, with sandy shores and shallow crystal-clear water that perfectly suits young families. There are beaches within a short walk of the villa itself, offering everything you need for a relaxing day in the sand. The famous Fig Tree Bay beach is also a great option, with its lone fig tree to identify it and a small island that you can swim to. Offering an array of water sports, including sea kayaking, parasailing and jet skiing this is a great choice for those looking to enjoy a more active day, whilst the rest of your group can enjoy sun loungers and parasols!

If you are looking for a bit more liveliness, the towns of Protaras and Ayia Napa are your best choices. Ayia Napa is famed for its Venetian-era Monastery, harbourfront restaurants and bustling nightlife, whilst the beautiful Venetian architecture, pretty pastel-coloured houses and cobbled streets of Protaras offer a more relaxing feel. There are plenty of restaurants and shops to keep you



occupied and giving you a taste of the local food and culture.

Local Amenities

Nearest Airport	Larnaca International Airport (63 km)
Nearest Village	Penera (5 km)
Nearest Town/City	Paralimni (4 km)
Nearest Restaurant	Falios (1 km)
Nearest Beach	Proskopon Beach (1 km)
Nearest Supermarket	PopLife Supermarket (2.5 km)

## What we love

- A winding outside staircase guides you up to the villa's roof garden to take in the amazing sea views and breath-taking sunsets!
- Located just 250 meters from the sea, this villa is a beach lover's dream!
- Stylish and modern throughout, the villa is perfect for those with contemporary tastes

## What you should know...

- The villa is ideal for those who do not wish to rely on a car to get around
- The villa has air-conditioning throughout as well as ceiling fans to keep you comfortable
- If you have younger children and a double bed is not suitable a baby cot can be provided

# Terms & Conditions

- **Security deposit:** €250 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible
- **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.
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 7 nights
- **Internet access?:** Complimentary Wi-Fi internet access included in rental price