

# Villa Nicos

Region: Cyprus    Sleeps: 6

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## Overview

Villa Nicos is a contemporary property located in the Cape Greco area of Protaras, a short walk from Konnos Bay Beach. Situated at the southern end of Famagusta Bay, it lies between the lively Ayia Napa and Protaras. Cape Greco is a natural area known for its scenic landscapes, including cliffs, rock formations, sea caves, and clear blue waters. Protaras blends traditional Cypriot culture with lively entertainment, offering a pleasant seaside promenade and beautiful beaches like Fig Tree Bay and Konnos Bay.

The villa features modern living spaces with three bedrooms, two bathrooms, and outdoor areas that overlook the beach and turquoise waters. Its minimalist design includes contemporary furnishings, oversized artwork, and marble accents, making it suitable for families and groups. The open-plan living area has a corner sofa, a wall-mounted Smart TV, a modern fire feature, and views of the sea. The dining area, with a view of the pool and garden, offers modern furniture. The sleek kitchen includes a sociable island and high-end appliances like an American-style fridge freezer. Large floor-to-ceiling windows allow plenty of natural light and provide access to the terrace. There is also a guest bathroom on the ground floor.

Upstairs, the villa's three bedrooms are minimalist in style. The master bedroom has a double bed facing the sea, with modern artwork, white linens, and a contemporary ensuite shower room with grey marble and black fittings. The master bedroom shares a balcony with the second bedroom, which also features a double bed and sea views. The second bedroom shares the family bathroom with the third bedroom, which has twin beds. All rooms are air-conditioned.



The terrace includes outdoor furniture, sun loungers, alfresco seating, and a dining area with a gas barbecue. The lawn surrounds the swimming pool, which features a jacuzzi and offers uninterrupted sea views.

## Facilities

Watersports • Villa • Boat Trips • Sailing • Historical Sites • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Private Pool • Air-Con • Ideal for Teens • Instagrammable • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Safety Deposit Box • Smart TV

# Interior & Grounds

## The Villa

Villa Nicos is an impressive 3-bedroom villa situated in a seafront position in the area of Cape Greco, close to popular Protaras.

## Ground Floor

- Open-plan living & dining area with terrace access
- Fully-equipped kitchen
- Cloakroom

## First Floor

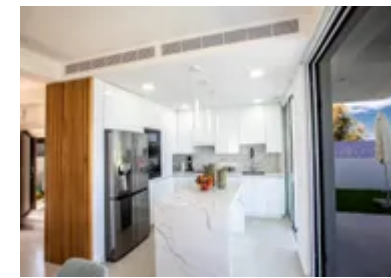
- Master bedroom with double bed, balcony access and en-suite shower room
- Bedroom with double bed and balcony access
- Bedroom with twin beds
- Family bathroom

## Exterior Grounds

- Private swimming pool
- Terrace
- Dining facilities
- Barbecue

## Additional Facilities

- Wi-Fi
- Air conditioning
- Smart TV
- Parking



## Location & Local Information

The stunning Villa Nicos is located next to the sea in the Cape Greco area of Protaras. Cape Greco is the headland in the southeastern part of the island between Ayia Napa and Protaras. The Cape Greco National Park offers scenic beauty, naturally blessed with sea caves, cliffs, lush greenery and impressive rock formations. Protaras is a town rich in beaches, tourist amenities and gastronomy. One of its highlights is the beautiful Church of San Elias which was built in the fourteenth century. It sits majestically at the top of a cliff offering spectacular sea views. Another beautiful church is the Church of San Epifanio, between Ayia Napa and Cape Greco.

Protaras' Fig Tree Bay is one of the best beaches in the area. With stunning, turquoise, calm waters, incredible white sand, Blue Flag status and an excellent array of watersports as well as bars and restaurants serving delicious food, cocktails and frappes, it is very popular. The centuries-old fig tree in the middle of the beach gives it its name. Visitors can explore the fascinating rock cave at the north end of the beach or take the coastal path and hiking trails to Louma Beach and Lombardi Beach. The beaches in the area offer a variety of watersports including parasailing, jet skis, water skiing, wakeboarding, self-drive speed boats, banana boats and other inflatable rides. All year round you can scuba dive at Green Bay, Cyclops Bay, the Chapel, the Canyon, the Blue Hole and the Nemesis III and Liberty ship wrecks.

Ayia Napa is a charming, lively tourist town with beautiful beaches and a buzzy port. It is roughly 10-15 minutes drive away from Protaras. Ayia Napa is known for its beach parties, karaoke bars and nightclubs, the island's entertainment hotspot. The bustling town also boasts fourteen Blue Flag beaches, delightful cobbled streets, a medieval monastery and fantastic atmospheric tavernas on the harbourside.

The capital of Cyprus, Nicosia, is roughly an hour away. Nicosia is a very attractive town within sandstone Venetian walls and boasts pretty churches, a number of



museums and many jewellery and fabric shops. The pedestrianised Laiki Geitonia area is wonderful for purchasing souvenirs.

Cyprus is famous for its dramatic Troodos Mountains where you can take wonderful woodland walks through the fragrant pine forests. You can also visit ancient churches and monasteries in the tranquil villages and taste some excellent wine in the friendly local vineyards. Troodos Village is nestled at the foot of Mount Olympus which is the tallest peak.

Local Amenities

Nearest Airport	Larnaca International Airport (64km)
Nearest Town/City	Protaras (4km)
Nearest Restaurant	Ravioli's Italian Restaurant (800m)
Nearest Supermarket	Lidl, Protaras (4km)
Nearest Beach	Konnos Bay Beach (1km)



## What we love

- Villa Nicos boasts a waterside location with splendid sea views from almost every corner
- The villa is beautifully finished and brilliantly appointed. The interior designers have certainly waved their magic wands on Villa Nicos!
- Protaras is only 10 to 15 minutes from Ayia Napa, so you can easily head there for a colourful, vibrant evening out

## What you should know...

- One of the bedrooms features twin beds and is therefore ideal for children, friends or siblings to share

# 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:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **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.
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 7-night minimum stay
- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €35 (to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Please request at the time of booking.
- **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.