

# Villa Ramsar

**Region:** Elounda   **Sleeps:** 7

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## Overview

Nestled in a scenic locale, Villa Ramsar offers a serene retreat just a stroll away from Almyros Beach. Positioned adjacent to the Almyros wetland, this villa provides a picturesque setting, with panoramic vistas of the sea and the bustling city of Agios Nikolaos. The property boasts three tastefully adorned bedrooms in the main villa, complemented by an independent studio apartment for additional guests. Architecturally appealing, the villa showcases a blend of rock, marble, and pristine white render, harmonizing effortlessly with its landscaped surroundings.

Situated in the suburb of Almyros, Villa Ramsar benefits from its proximity to Agios Nikolaos, a vibrant coastal city overlooking the Bay of Mirabello. Visitors can explore sandy beaches, trendy establishments lining the shores of Voulismeni Lake, and a lively nightlife scene. The villa, accommodating up to seven guests, offers modern amenities and scenic views of both the sea and mountains. Its privileged location adjacent to the Ramsar-protected wetland of Almyros provides opportunities for wildlife observation and leisurely beach activities.

The villa's main residence features an open-plan layout on the ground floor, flooded with natural light and offering panoramic sea views. Guests can unwind in the comfortable living space, dine indoors or alfresco on the terrace, and enjoy the well-appointed kitchen. A ground-floor bedroom provides direct access to a charming patio, while two additional bedrooms upstairs offer balcony access and scenic vistas. An adjacent studio apartment offers additional accommodation with its own amenities, ideal for those seeking privacy.

Outdoor amenities include a refreshing swimming pool surrounded by loungers, complemented by lush



landscaping and vibrant flora. A stone pathway leads to the beach and river, offering tranquil spaces for relaxation and exploration. With its inviting ambience and scenic surroundings, Villa Ramsar provides a delightful escape for discerning travellers seeking both luxury and natural beauty.

## Facilities

Laptop Friendly Workspace • Walk to Village • Watersports • Tennis Nearby • Cots (Cribs) • Beachfront • DVD • Walk to Beach • Air-Con • Wi-Fi/Internet • Villa • Maid Service Available • Modern • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • Catering Available • Private Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • High Chair(s) • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

4 bedroomed Villa Ramsar enjoys a fabulous, prestigious position close to Almyros Beach & the bustling city of Agios Nikolaos. The fourth bedroom is in its own independant apartment.

### *Main House*

#### *Ground Floor*

- Open-plan living & dining room
- Fully-equipped kitchen
- Bedroom with double bed and terrace access
- Family bathroom

#### *First Floor*

- Bedroom with queen-size double bed and terrace access
- Bedroom with single bed and terrace access
- Family shower room

#### *Independent Studio Apartment*

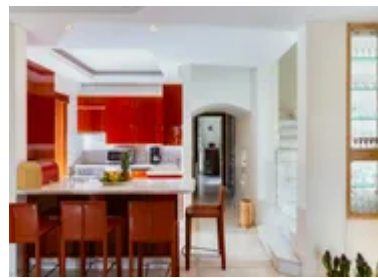
- Open plan studio-style living & bedroom area with double bed
- Ensuite bathroom
- Fitness/Gym area

#### *Exterior Grounds*

- Private swimming pool
- Terrace
- Dining facilities
- Sun loungers
- Stone path leading to river and beach

#### **Additional Facilities**

- Wi-Fi
- Air conditioning
- TV
- Parking for two cars
- Toiletries
- Bathrobes
- Washing machine
- Dishwasher
- Microwave
- Welcome basket



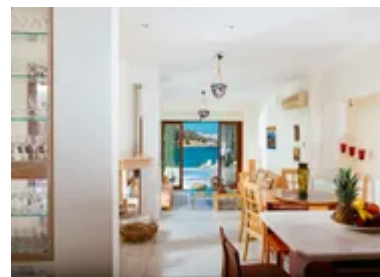
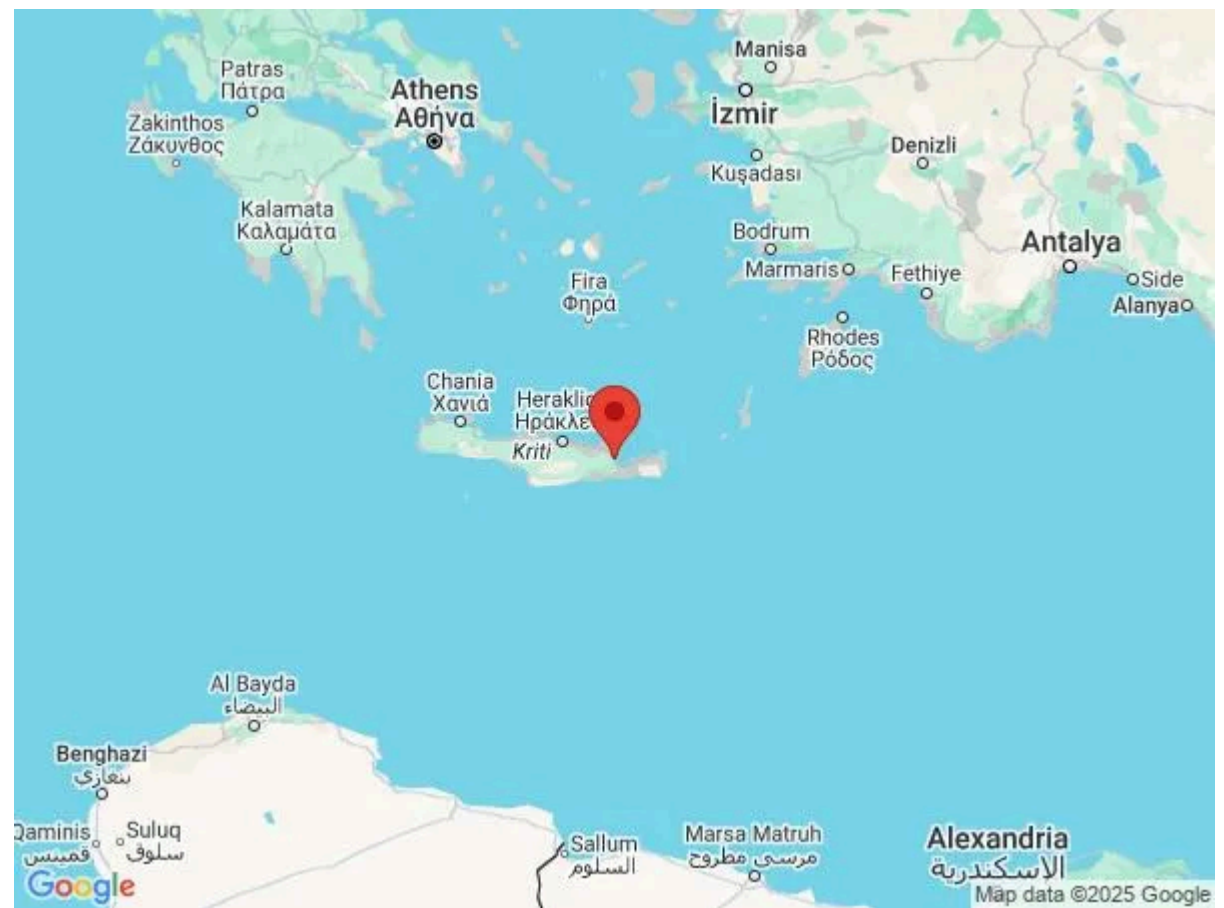
## Location & Local Information

Villa Ramsar enjoys a gorgeous beachfront location. It is built on the hillside above Almyros Beach with a delightful path leading down to the beach and river. Almyros River empties onto the south part of the beach. Next to the beach, the protected wetlands are home to rare birds, towering eucalyptus trees, reeds and palms. The beach is beautiful with some organised watersports and loungers. Almyros is one of the favourite beaches of Agios Nikolaos which is 2.5km north. You can walk to Agios Nikolaos via Gargadoros Beach which is five minutes south of the town's marina.

In addition to Almyros Beach, Agios Nikolaos boasts Ammos Beach which is within the city centre and offers swimming and watersports, Kitroplatia Beach which is surrounded by tavernas and restaurants in the heart of the city, Akti Themistokleous Beach which is next to the port, overlooking the island of Aghion Pandon, Gargadoros which is next to Ammos Beach and Havanias Beach which is further along the coast.

Agios Nikolaos is a fabulous resort with plenty of entertainment. Its spot on Mirabello Bay is amazing with water on three sides. It centres around the beautiful Lake Voulismeni which is lined with boutiques, cafes, bars and restaurants. Visitors enjoy strolling along the waterfront, stopping for delicious cocktails and exquisite fine dining or some traditional food at one of the tavernas. Some legends suggest that the lake is bottomless and that the goddesses Athena and Artemis used to bathe in the lake under the moonlight. Another myth is that the lake is connected to the volcano of Santorini through an underground passage. It is connected to the sea through a narrow channel and its red cliffs and numerous towering trees make it an enchanting spot. The harbour is very pretty with expensive yachts moored up alongside colourful fishing boats.

The upmarket resort of Elounda is north of the villa and Agios Nikolaos. You will find authentic Greek tavernas, trendy fine dining restaurants and gorgeous bars sitting



around its lively harbour. It comes with a sandy beach that looks out to the intriguing Spinalonga Island. Elounda's main beach is just north of the harbour, a beautiful stretch of golden sand. The quieter Driros Beach is a fifteen minute walk south along the coastal path. The pebble beach of Plaka is backed by tamarisk trees. If you go to the causeway which connects Elounda to the Spinalonga peninsula, you will see the only remains of the submerged city of Olous with its five huge stone windmills which were excavated and stand next to the bridge.

Some visitors staying at the villa visit the island of Spinalonga. It is known as the Island of the Lepers. Until 1957, all lepers from Crete and the rest of the country were quarantined on the island. Now, the old buildings have been restored. Another popular visit is to ancient Lato, one of the most important, well-preserved cities of the classical Hellenistic period. It is built between two hills and it is rumoured that its name come from Leto who was the mother of Apollo and Artemis. The city was destroyed around 200 BC.

Local Amenities

Nearest Airport	Heraklion (70.3km)
Nearest Shop	Mini Market (300m)
Nearest Beach	Almyros (800m)
Nearest Bar/Pub	Vibes Beach Bar (900m)
Nearest Restaurant	O Diktamos Taverna (260m)



## What we love

- The views from Villa Ramsar down to the beach, river and over the deep blue sea to Agios Nikolaos are amazing and so beautiful as the sun goes down
- The villa offers a stunning swimming pool and a beautifully landscaped garden with a stone path that goes right down to the sea
- The villa is beautifully presented throughout with comfy modern furnishings

## What you should know...

- The villa is comprised of a main house with three bedrooms and an independent studio apartment that can sleep a further two and enjoys its own kitchen, bathroom and living space
- Please keep an eye on small children wandering off down the path to the river and the sea
- There are quite a lot of steps at this villa so it is not ideal for those with mobility issues

# Terms & Conditions

- **Security deposit:** €1000 (or equivalent in £'s) paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 16:00
- **Departure time:** 11:00
- **Energy costs included?:** Yes, included in the price
- **Linen & towels included?:** Yes, included in the price, changed twice midweek
- **Pets welcome?:** No
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes and two mid-stay cleaning also included. 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?:** No
- **Minimum stay:** 5 days between 01.10.2022 - 31.05.2023, 01.10.2023 onwards 7 days for the rest of the year, except 20/7-20/8 when minimum stay is 10 nights
- **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