

# Villa Paria

**Region:** Paros **Sleeps:** 12

## Overview

Villa Paria is an elegant Villa near Naousa on the island of Paros. Designed across two levels, this six-bedroom, six-bathroom villa accommodates up to twelve guests and combines contemporary Cycladic architecture with understated sophistication. Comprising a main house and a separate guesthouse, the villa is set within private grounds and boasts expansive sea views, a generous terrace, and a stunning infinity pool.

Inside, the villa's clean lines, natural materials and neutral palette create a calm, refined atmosphere. The open-plan living area features floor-to-ceiling windows, soft furnishings in muted tones, and sliding doors that connect effortlessly to the terrace. The sleek kitchen comes fully equipped with high-end appliances, a central island, and a breakfast bar. Three double ensuite bedrooms occupy the ground floor, while the upper level includes a spacious master suite with panoramic sea views and an additional twin ensuite room. The guesthouse offers a private retreat with a double bedroom, an ensuite, and a kitchenette.

Outdoor living is at the heart of Villa Paria, with a wraparound terrace, stylish loungers, a pergola-shaded lounge, a bar area, and an alfresco dining space complete with a barbecue. Guests benefit from air conditioning, Wi-Fi, private parking, and Premium Concierge services for a seamless stay.

## Facilities

BBQ • Washing Machine • Villa • Wi-Fi/Internet • Air-Con • Coffee Machine • Seaview • TV • Boat Trips • Scuba Diving • Sailing • Historical Sites • Watersports • Chef/Cook Available • Wow Factor • Maid Service Available • Walk to Village • Private Pool • Instagrammable • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Paria is a 2-storey detached villa with separate guest house, sleeping up to 12 guests

### *Ground Level:*

- Fully equipped kitchen
- Living/Dining area
- 3x Double bedrooms with ensuites

### *Upper Level:*

- Master bedroom with ensuite
- Twin bedroom with ensuite shower

### *Guest house:*

- Double bedroom
- Bathroom
- Kitchenette

### *Outdoor:*

- Private pool
- BBQ
- Dining area

### **Additional Facilites**

- Flat screen smart TV
- Concierge service
- Private veranda
- Sun Loungers
- Pergola
- Outdoor Bar & Stools





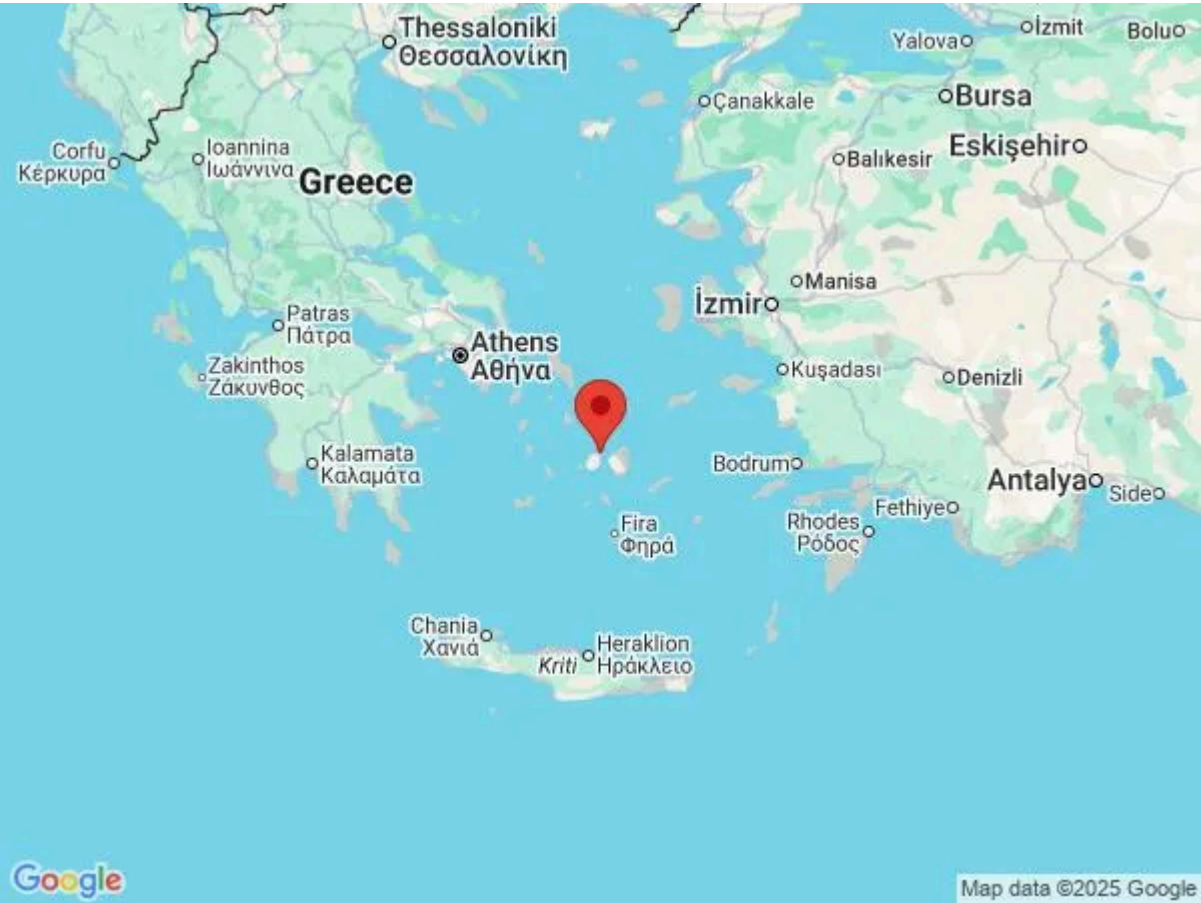
# Location & Local Information

Villa Paria is located in the small village of Xyfara, just three kilometres from the vibrant town of Naousa and en route to the charming area of Santa Maria. Paros National Airport, situated twenty kilometres away, offers regular flights to and from Athens. For those arriving by ferry or island hopping, the nearest port is ten kilometres from the villa. Xyfara boasts its own beach, ideal for a quiet swim or sunbathing.

Essential provisions can be found in local shops, while traditional tavernas serve authentic home-cooked dishes and ouzo. Just a short drive away, Naousa is a picturesque fishing village that retains its authentic Cycladic character. Wander through its maze of cobbled streets, explore tiny churches, visit the thirteenth-century icons of the Byzantine Museum, and admire the Venetian castle. Enjoy fresh seafood at a seafront taverna, especially the local sun-dried mackerel and experience the lively nightlife, where music and dancing continue until dawn.

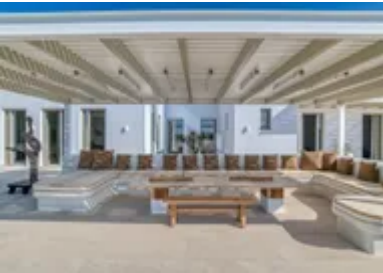
Further afield, explore popular beaches such as Kolymbithres with its unique rock formations, the sheltered bays of Faraggas and Monastiri, and the cosmopolitan stretches of Santa Maria and Golden Beach. For a cultural excursion, visit Parikia, the island's historic capital. Highlights include the fourth-century Byzantine church Panagia Ekatontapiliani, the Frankish castle with sweeping views, and the Archaeological Museum. Stroll through cobbled streets lined with blue and white houses, browse artisan shops, and relax with a glass of wine at sunset.

Paros also offers a variety of outdoor pursuits, including thirty-eight hiking trails, cycling tours, and water sports such as kitesurfing in Pounda, windsurfing at Golden Beach, and wakeboarding in Naousa. Vineyard tours and tastings provide a flavour of the island's produce, while day trips to nearby Antiparos promise tranquil beaches and a slower pace of life.



## Local Amenities

|                     |                                  |
|---------------------|----------------------------------|
| Nearest Airport     | Paros Airport<br>(22.6km)        |
| Nearest Restaurant  | Enjoy Paros Restaurant<br>(280m) |
| Nearest Beach       | Plage Siparos<br>(100m)          |
| Nearest Supermarket | Mivi Yapket Proton<br>(2km)      |



## What we love

- The Cycladic architecture and design of Villa Paria, inside and out, is simply stunning, this property has the Wow Factor!
- The extensive exterior is an alfresco living space in itself, we bet you'll only go inside to sleep
- The separate guest house is perfect for those who seek a little privacy on holiday, and would be ideal for a honeymoon couple
- Villa Paria has its own bar, with bar stools, and its outside with a sea view – what's not to love about that!

## What you should know...

- We recommend hiring a car to see all the sights you'd like to see on the island
- Paros National Airport serves flights mostly to and from Athens, you may need to take an internal flight or island hop on one of the many regular ferry lines

# Terms & Conditions

- **Security deposit:** €4,900 paid via bank transfer or credit cards to the owner before arrival.
- **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?:** Not allowed.
- **Other Ts and Cs:** Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.
- **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?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 3/4 nights - low/mid season 7 nights - high season
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the 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