# Villa Porcelain

**Region:** Kissamos **Sleeps:** 16

## Overview

Sleeping up to sixteen guests in seven superb bedrooms, Villa Porcelain is a sensational new villa, the perfect abode to bring the generations together or celebrate a special occasion with your favourite friends. If you happen to have more than sixteen guests, we also feature the brand new Villa Alabaster in the same small development which sleeps a further six guests. This sensational contemporary wonder is nestled in the Falasarna area with breathtaking sea views. Villa Porcelain's cool vibe and spectacular contemporary design will melt your heart and ensure that you enjoy the holiday of your dreams. It comes with some very special treats including a fabulous wine cellar, smart televisions and a PlayStation console for the younger ones, a gym and hammam and a fantastic terrace with a hot tub, a children's pool and floating loungers over the blissful main pool. The villa's sensational sea views are soul-soothing and will send you home with marvellous holiday memories. Villa Porcelain is the perfect pick for relaxation, time with your loved ones and socialising. There is even a pool lift for guests with mobility issues.

Falasarna offers an intoxicating mix of captivating beaches, seductive vistas and crystal-clear turquoise waters. It is part of the Natura 2000 network due to its outstanding natural beauty and its endless varieties of flora and fauna. Its beaches offer white powdery sand, crystal clear water and stunning vivid sunsets that will remain in your memory for a very long time. Within easy reach is the equally stunning Elafonisi Beach, voted as one of the best five secret beaches by the BBC, and the idyllic Balos Beach with its pink sand and shallow waters. Balos is often compared to Caribbean beaches. The lively resort of Kissamos is less than twelve kilometres away and you shouldn't miss a trip to the Venetian harbour of the Old Town of Chania, just less than sixty kilometres away.

Villa Porcelain has been built with quality materials that blend effortlessly with the surrounding landscape. The villa enjoys a cool vibe and is drowned in natural light. Its cool, calm colour palettes and minimalist interiors are perfect for laid-back holidays. Outside, you can relax in luxurious surroundings, dine alfresco Mamma Mia style and rejuvenate in your hot tub and pool. The villa is built over three floors with bedrooms spread over the whole villa. One gorgeous accessible double room and a charming children's bedroom with two sets of built-in bunk beds sit on the lower floor along with the villa's wine cellar, gym and hammam. Four bedrooms are located on the first floor and the remaining bedroom is on the ground floor, along with stunning living spaces.

The open-floor living room is a beautiful space with a wall of glass doors that not only offer access to the terrace but also allow the unique sparkle of Cretan light floods the room. The smart contemporary kitchen will please even the most discerning of chefs with its outstanding appliances including a wine-cooling fridge. There is a separate utility room for laundry appliances. The living area boasts natural-coloured sumptuous sofa arrangements and a









modern table and chairs complete the space. There is a giant smart television with satellite channels, a projector and a PlayStation console for entertainment and a contemporary fireplace which looks very smart. With wonderfully calming colour tones, the living space is very relaxing as well as being super comfortable. A beautiful bedroom with a king-size bed and access to the terrace is perfect. Guests using this room can use the immaculate, polished family bathroom close by.

Downstairs, you will discover another large bedroom with an ensuite bathroom suitable for guests with mobility issues and a fantastic bedroom for children with bunk beds for four. The bunk room enjoys a large smart television so little ones can wake up and watch a movie. There is a lift down to this level. The gym, hammam and wine cellar are brilliantly presented and a wonderful treat for guests. The wine cellar is great for connoisseurs and discerning wine lovers.

The top floor is home to four minimalist bedroom suites. One enjoys a king-size bed while the other three offer twin beds that can be set up as super kingsize beds. The rooms enjoy trendy open wardrobes, stunning ensuite bathrooms, all offering showers, and access to balconies which offer sumptuous bean bag beds, other furniture and glorious panoramic sea views.

Despite wonderfully appointed interiors, the magic really happens outside at Villa Porcelain. The terrace and views are truly spectacular. The villa comes with a private lawned garden, a unique pool with overhanging loungers, a children's section and a jacuzzi, beautiful alfresco lounge and dining areas, quality loungers and parasols, a quality gas barbecue and pergolas for shade. There are beautiful spots for sunset drinks and topping up your tans. A stylish firepit is another lovely touch.

The villa was newly constructed for the 2023 season, the first reviews have been excellent

## Facilities

Villa • Boat Trips • Scuba Diving • Sailing • Air-Con • Historical Sites • Watersports • Recommended • Private Pool • Ideal for Kids • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Included • Heated Pool • Instagrammable • Modern • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Gym/Fitness Room • Hot Tub • Safety Deposit Box • Heating • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • Babysitting Available • High Chair(s)

# Interior & Grounds

## The Villa

Villa Porcelain is a 7 bedroom villa sleeping up to 16 guests, with private pool

*Ground floor:*
- Fully equipped kitchen
- Dining area
- Living room
- Double bedroom
- Bathroom with shower
- Laundry room

*Upper floor:*
- 3x Twin bedroom /or double with ensuite
- Double bedroom with ensuite

*Lower floor:*
- Double bedroom with ensuite
- Bedroom with 2x bunk beds (4 singles)
- Bathroom with shower
- Wine cellar
- Hammam
- Gym room

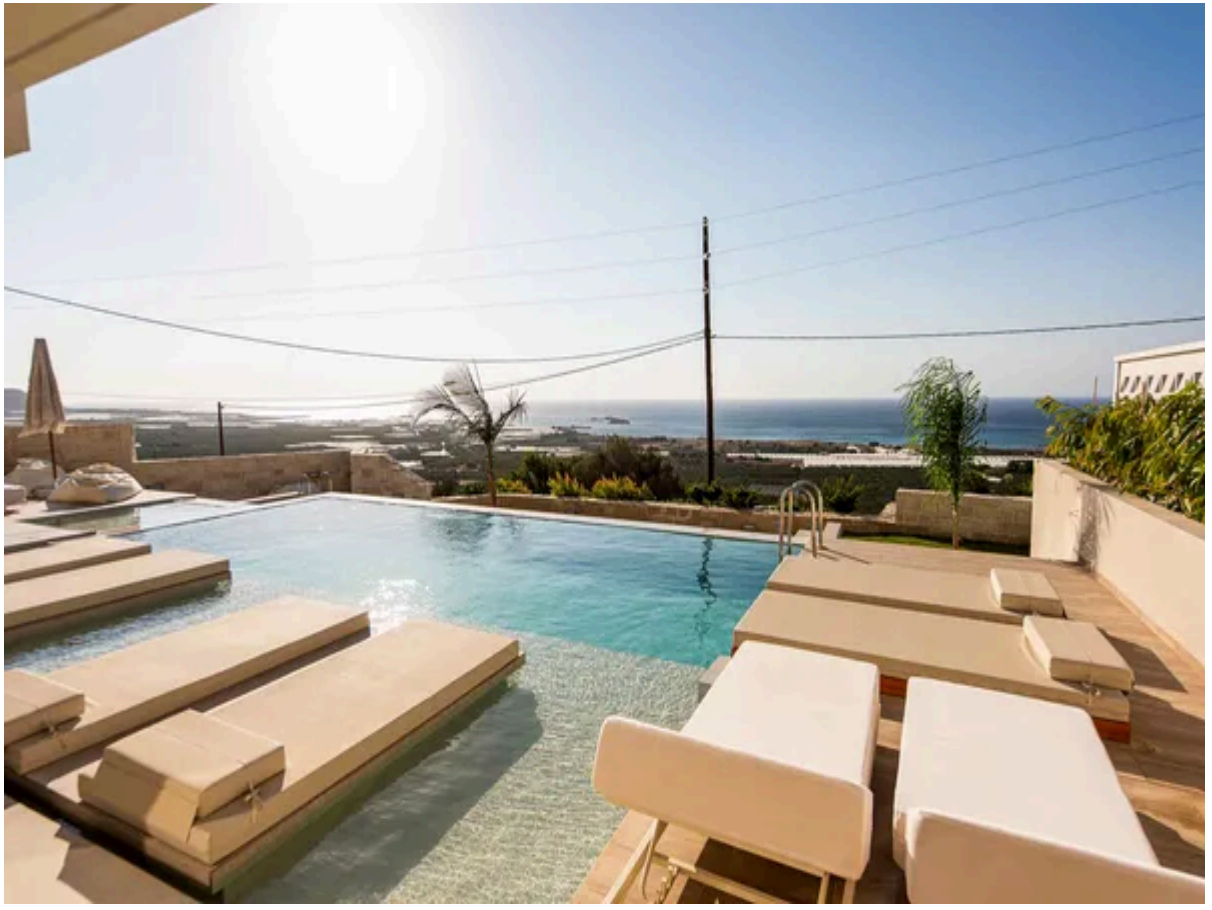
*Outdoors:*
- Heated swimming pool
- Jacuzzi
- Pool lift
- Sun loungers
- Lounge area with fire place
- Pergola-Dining area
- BBQ
- Garage for two cars

**Additional facilities**
- Elevator
- A/C in all rooms
- Iron/Ironing board
- Washing/drying machine
- Safe box
- Fitness room/equipment
- Wheelchair friendly
- Wine cooler
- Child pool
- Bath amenities
- Pool & bath towels
- Bathrobes & slippers
- Baby cot
- High chair
- Child cutlery
- First aid kit
- Outdoor lighting
- Playstation
- Playroom









- Smart TV with projector
- Welcome hamper
- Concierge 24/7
- Daily maid service

*Services upon request at extra charge:*
- Villa pre-stocking service
- Moterbike, bicycle and car hire
- Transport services
- Private boat trips
- Babysitting service
- Doctor on call
- Personal trainer

# Location & Local Information

Villa Porcelain boasts a superb location in the Falasarna area of Crete. The sea views from this fabulous villa are magnificent. Falasarna enjoys superb sandy beaches, stunning turquoise crystal clear waters and an ancient harbour. It comes with a fabulous array of flora and fauna. There are some exciting watersports available. Falasarna Activities offer wakeboard and jet ski tuition. At the northern end of the beach, you will discover the ruins of the ancient Greco-Roman city of Falasarna. Falasarna actually consists of five beaches with the main beach called Pachia Ammos. Livadi is another of the long beaches, a good choice for snorkelling. Livadi is surrounded by important wetlands with ponds and a wonderful array of bird life.

Like Falasarna, Elafonisi and Balos beaches rank high on the list of the world's top beaches. Elafonisi is connected by a sand bar to an island nature reserve with pink sands, wildflowers and unusual rock formations. There is no shade on the island but there are delightful little coves and pockets of sandy beach. It is home to more than one hundred rare plants including summer sea daffodils and winter-flowering Androcymbium rechingeri. You may see rare loggerhead sea turtles and you will definitely enjoy picture-perfect sunsets that will stay in your memory for a very long time. Due to its natural beauty, Elafonisi is often featured on postcards and posters. On the Gramvousa peninsula, in the protected 'NATURA' area of Balos Bay, Balos' glistening white sand, rare species of flora and fauna and turquoise sea are incredible. It is a brilliant beach with idyllic scenery and shallow water that will meet every expectation to the fullest. Beyond the rocks at the boundaries of the lagoon, the water is deeper and ideal for snorkelling. Eleonora falcons, shags and cormorants nest in the caves and the area is a shelter for protected monk seal and loggerhead sea turtles. Balos can be reached by car or you can take a boat trip to the beach from Kissamos. North of Balos, in Cape Korykon, there are remains of the small Roman town of Agnio including the temple of Apollo and the picturesque chapel of Agios Sostis.










The bustling tourist resort of Kissamos sits on the edge of the Gramvousa peninsula and is within easy reach of the villa. Kissamos is also known as Kastelli Kissamou in reference to the former Venetian fortress that used to dominate the town. Kissamos boasts many traditional tavernas, bars and shops as well as stunning beaches. Surrounding the town are fertile olive groves and vineyards. The main beach is Mavros Molos which is sprinkled liberally with trees, sunbeds and parasols. The Archaeological Museum of Kissamos is located on the main square, Stratigou Tzanakaki, boasting an impressive collection of local discoveries from a wide range of historical eras. A little further north from the main port of Kissamos is the quaint, colourful Old Port of Kastelli Kissamou which is brimming with brightly coloured fishing boats, a photographer's dream.

Platanias sits a little further along the coast, a large tourist resort which boasts electric bars and nightclubs. If you are looking for a late night out, it is probably the best place to head.  Platanias is followed by the lively Agia Marina where you will find a gorgeous beach, glorious sunsets and excellent feasts at its many restaurants.

The picturesque Old Town of Chania is roughly sixty kilometres from the villa. It boasts an atmospheric 14th-century Venetian harbour, an old port, narrow, cobbled shopping streets lined with unique shops draped in colourful bougainvillaea and a fantastic selection of waterfront and rooftop restaurants. The views from the harbour are breathtaking, especially at sunset.

Samaria Gorge is the longest gorge in Europe at sixteen kilometres which takes roughly six hours. For a shorter hike, you can drive to Chora Sfakion and take a boat to Agia Roumeli and walk a few kilometres at the end of the gorge. The Imbros Gorge is also very beautiful and takes approximately two hours. You can combine this walk with swimming at Fragokastelo Beach.

## Local Amenities

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|---|---|
| Nearest Airport | **Chania International Airport (67 km)** |
| Nearest Ferry Port | **Kissamos Port (9 km)** |
| Nearest Beach | **Falasarna (2.8 km)** |
| Nearest Restaurant | **Spilios (0.3 km)** |

# What we love

- Villa Porcelain is brand new and beautifully presented with bright and airy open plan living space, dreamy bedrooms, a wine cellar, gym, hammam, a spectacular swimming pool, children's pool, jacuzzi and a superb terrace. What more could you possibly want?
- The villa's location is wonderful, a tranquil spot in the Falasarna area with spectacular, panoramic sea views
- With seven bedrooms including a fully accessible one and a children's bunk bedroom for four, Villa Porcelain is the perfect pick to bring the generations together for a holiday

# What you should know...

- The swimming pool has the option to be heated by a pool heat pump to approximately 26-27 degrees depending on weather conditions for an extra fee. Three to four days' notice is required for this
- We also feature Villa Alabaster in the same location should you not have quite enough space in this villa
- There is an elevator that can take guests down to the lower floor where the children's room and the accessible kingsize room are located. This is also used to bring guests with mobility issues to the pool level

# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.

- **Arrival time:** 17.00

- **Departure time:** 10.00

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, included in rental price. For reservations of 5 to 7 days, we provide one cleaning service with a change of linens and towels, and for stays longer than 7 days, we offer one cleaning service and a change of linens and towels every 4 days.

- **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:** Standard changeover clean included in the price. 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:** 3/4/5 nights - low/mid season, 7 nights - High season

- **Pool heating charge?:** The swimming pool can be heated at an extra cost by a Pool Heat Pump at about 26-27°C depending on weather conditions. We request 3-4 days' advance notice for this facility, at an extra cost of 80€ per day paid in cash only.

- **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