

# Villa Avani

**Region:** Kissamos   **Sleeps:** 4

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## Overview

Enjoy a vacation in the brand new build of Villa Avani, nestled in the heart of the fishing village of Nopigia, on the northwest coast of the Greek island of Crete, the jewel of the Aegean Sea. This charming one-storey, detached villa has two spacious double bedrooms, and can comfortably accommodate up to four guests, ideal for a small family holiday, or a couple of couples sharing.

The villa is set on its own grounds, surrounded by a stone wall, with well-maintained gardens, lush green lawns, and a centrepiece swimming pool. The property is constructed out of classic Mediterranean white-washed walls, and local traditional stone, and comes with all the mod cons, including complimentary air conditioning and Wi-Fi throughout, and soundproof windows. The stylish interiors are furnished with contemporary pieces, beach wood floors, cool stone walls, and decorated with a colourful palette.

Enter the villa to be welcomed by a light and airy open plan living space, with access to the pool terrace. The seating area has a lime green leather L-shaped sofa, coffee table, a flat-screen satellite television, and an enclosed wood burning fire for those cooler months and evenings. There is a galley-style kitchen, that is fully equipped with all the latest appliances, including that must-have morning coffee maker, and a breakfast bar with tall stools. The well-appointed master bedroom has a double bed, bedside tables, a chest of drawers, wardrobes, and floor-to-ceiling doors that open onto the pool terrace. The second bedroom is similarly furnished except it has two twin beds. There is a shared fabulously funky tiled bathroom, with a walk-in shower, hand basin, and WC.

Step outside onto the paved terrace, where there is a unique Roman step entry private swimming pool,



surrounded by deep cushioned sun loungers. Sit in the shade at the soft seating set, and enjoy a sunset cocktail. Take a stroll around the gardens, and as dusk falls enjoy dining at the alfresco eating area, with dishes freshly grilled on the barbeque, and raise of toast of Cretan wine to the most magical holiday.

## Facilities

Boat Trips • Wi-Fi/Internet • Air-Con • Sailing • Historical Sites • Walk to Beach • TV • Watersports • Villa • Coffee Machine • Private Pool • Walk to Village • Modern • Pre-Stocked Fridge Available • Transfers Available • Hot Tub • Walk to Restaurant • <1hr to Airport • Safety Deposit Box • Fire Pit • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

One storey, detached, 2 bedroom, 1 bathroom beachfront villa with private garden and swimming pool, sleeps 4

### *Interior:*

- Open plan living space with access to the pool terrace
- Seating area with L-shaped sofa, coffee table, flat-screen satellite TV, enclosed wood burning fire
- Fully equipped modern kitchen with breakfast bar and four tall stools
- Master bedroom with double bed
- Bedroom with twin beds
- Family bathroom with walk-in shower, hand basin, WC

### *Exterior:*

- Walled tiled terrace and lawned gardens with 30m2 private swimming pool
- Sun loungers x4
- Soft seating set
- Dining set x4
- BBQ

### **Additional facilities**

- Air conditioning
- Wi-Fi
- Soundproofed windows
- Cable-Satellite TV
- CD/DVD player
- Safety deposit box
- Oven & Hob
- Fridge
- Coffee maker
- Airport shuttle service by arrangement



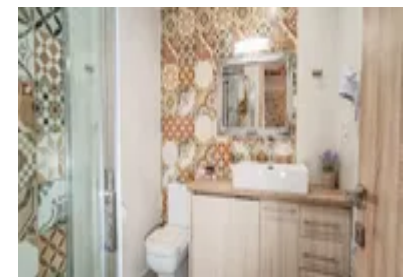
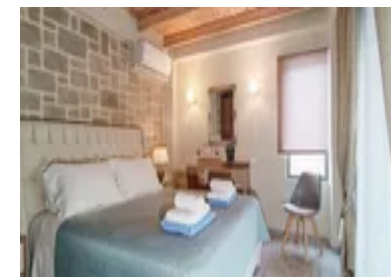
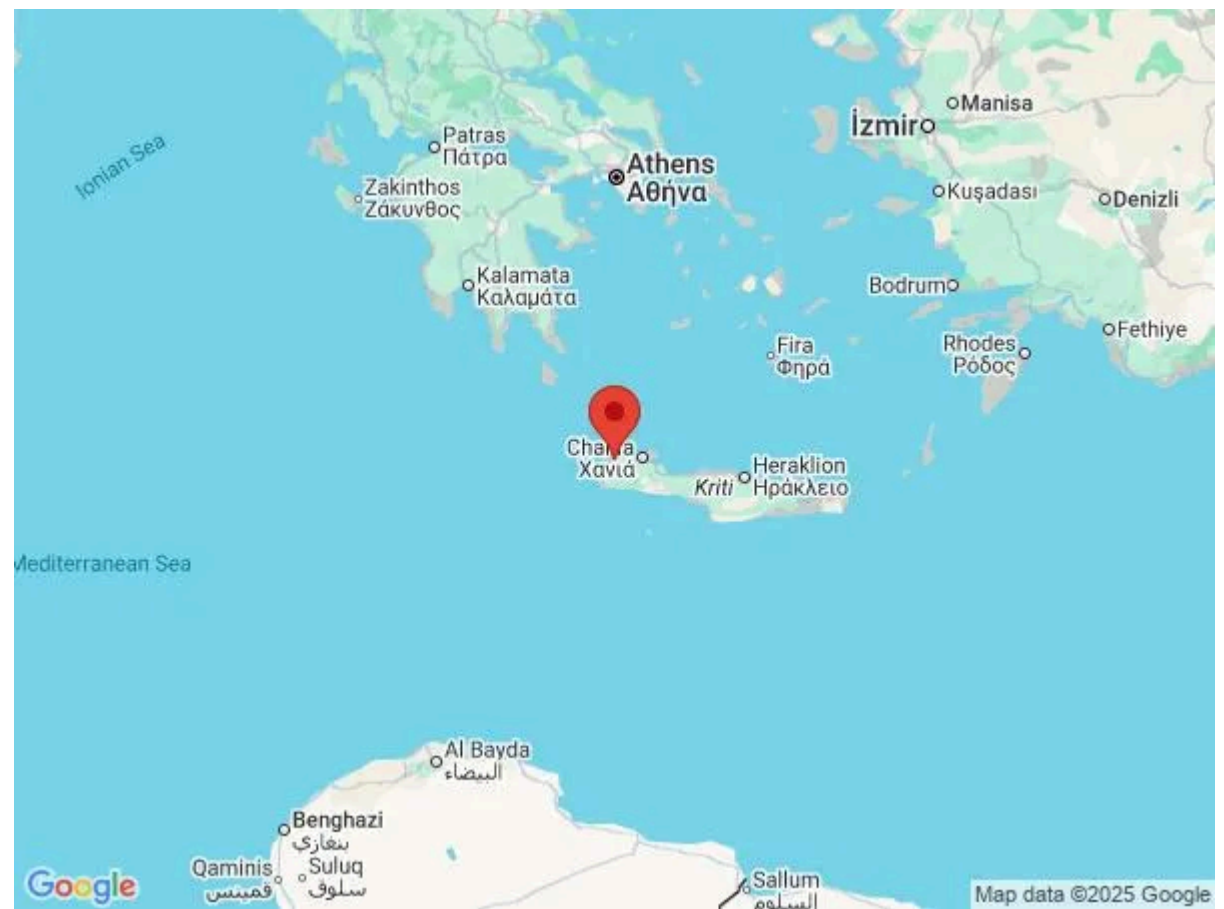
## Location & Local Information

Villa Avani can be found overlooking the beautiful bay and magnificent White Mountains of the small village of Nopigia, on the northwest coast of the Greek island of Crete, a jewel in the Aegean Sea. The villa is just minutes from the sandy shores of the quiet village, where there are local shops and minimarts, and cafes and bars, for provisions for your holiday. Villa Avani is a scenic fifty-kilometre coast route drive from Chania International Airport. The holiday hot spot of Kissamos is just six kilometres down the coast, and the beaches of Falasarna, famous for its watersports and sunsets, the pink sands of Elafonisi, and the scuba diving centre of Balos, are a short drive away.

Go to Chania, and stroll the narrow streets of the old town, walk down to the Venetian harbour, and view the sixteenth-century lighthouse. Visit the Nautical and Archaeological Museums, then meander around the Municipal Gardens, before enjoying a delicious dinner of freshly caught fish at a waterfront restaurant. See the port of Souda, home to the archaeological site of ancient Aptera, and an Ottoman fort. Spend the day in the port town of Heraklion. Visit the ancient Palace of Knossos, and the Archaeological Museum, walk along the Venetian walls, and wander through the old quarter, where you can shop for souvenirs.

Explore the three hundred caves the island hides, hike over hillsides, streams, and rocky ravines to discover watermills and ruins, and stop along the way at a local winery to taste the fruits of the many vineyards. All aboard a boat trip, where you can swim and snorkel, or scuba dive underwater ruins, before sunbathing on deck.

From Elounda take the boat to the island of Spinalonga, once a former leper colony with a Venetian fortress, and now an open-air museum. Visit the harbour town of Agios Nikolaos, that uniquely houses a lake in its centre, with an Archaeological Museum full of Minoan treasures, and lots of shops, cafes, bars, and restaurants in which to sit, and





watch the local life go by.

## Local Amenities

|                     |   |
|---------------------|---|
| Nearest Airport     | Chania International Airport<br>(49.8 km) |
| Nearest Town/City   | Kissamos<br>(6.1 km)                      |
| Nearest Restaurant  | Porfira, Nopigia Beach<br>(250 m)         |
| Nearest Supermarket | Vickys Market<br>(2.1 km)                 |
| Nearest Beach       | Nopigia Beach<br>(100 m)                  |

## What we love

- We love that the brand new Villa Avani is tailor-made for small groups, its master bedroom and twin room are ideal for a family or couples' holiday
- We love that Villa Avani is so near to the sandy shores and village of Nopigia on Crete's northwest coast, with world-class beaches nearby
- The stylish Roman step entry swimming pool at Villa Avani is perfect for a morning swim, afternoon cool down, and a midnight dip
- We love the colourful contemporary interiors at Villa Avani, especially the well-appointed bedrooms and funky bathroom

## What you should know...

- Villa Avani has two spacious bedrooms, with one shared bathroom, perfect for a small family, or a couple of couples sharing
- There is no private parking facility at Villa Avani
- The nearest town of Kissamos for large shops, supermarkets, and banks is 6km from the villa

# 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. 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.

- **Arrival time:** 15.00

- **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?:** Not permitted

- **Minimum stay:** 5 nights

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