Villa Abea

Region: Chania **Sleeps:** 6

Overview

Set within the peaceful landscape of Xirokambi, Villa Abea offers a sleek, single-storey retreat designed for up to six guests. Spanning 157 square metres, the villa features three elegant en-suite bedrooms and a spacious open-plan layout that seamlessly connects indoor and outdoor living.

Inside, a monochrome palette is warmed by natural wood and stone accents, creating a calm, contemporary feel. The light-filled living area centres around a fireplace and a large, plush sofa facing a 55-inch Smart Satellite TV. A fully equipped kitchen and an additional guest WC complete the indoor amenities.

Outdoors, the villa sits on a generous 1,087 square metre plot with a 40 square metre saltwater pool, ideal for cooling off beneath the Cretan sun. A shaded dining area with a barbecue encourages leisurely meals, while the lounge terrace with panoramic views provides a perfect setting for sunset drinks or relaxed evenings.

With private parking for three cars and every detail thoughtfully considered, Villa Abea delivers a refined and restful escape in one of Crete's most scenic corners.

Facilities

Villa • Air-Con • Private Pool • Boat Trips • Sailing • Historical Sites • Watersports • Ideal for Kids • <1hr to Airport • Ideal for Teens • Special Offer • Has Offer • Has Discount • Maid Service Available • Chef/Cook Available • Cots (Cribs) • Saltwater Pool • Modern • Parking Space • Wi-Fi/Internet • Seaview • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Heating • Pre-Stocked Fridge Available • Transfers Available • High Chair(s)









Interior & Grounds

The Villa

Modern 3 bedroom villa sleeping up to 6 guests, with private pool with sea views

Ground Floor
- Open-plan living & dining area with pool terrace access
- Fully-equipped kitchen with oven, hob, microwave, dishwasher, fridge freezer, Nespresso machine and breakfast bar
- Cloakroom
- Bedroom with king-size bed and en-suite shower room
- Bedroom with twin single beds and en-suite shower room *(can be set up as a double on request)*
- Bedroom with king-size bed and en-suite shower room

Exterior Grounds
- Private saltwater swimming pool (40sqm and 1.40m depth)
- Covered furnished lounge area
- Al fresco dining area
- Barbecue
- Sun loungers

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Hairdryer
- Washing machine
- Iron & board
- Travel cot & highchair available on request
- Bathrobes & slippers
- Parking for 3 cars









Location & Local Information

Villa Abea enjoys a peaceful setting in Xirokambi, just over twenty kilometres from the lively city of Chania. Its position offers the ideal balance between privacy and convenience, with Maleme Beach only four kilometres away, a quiet, pebbled stretch perfect for laid-back afternoons by the sea.

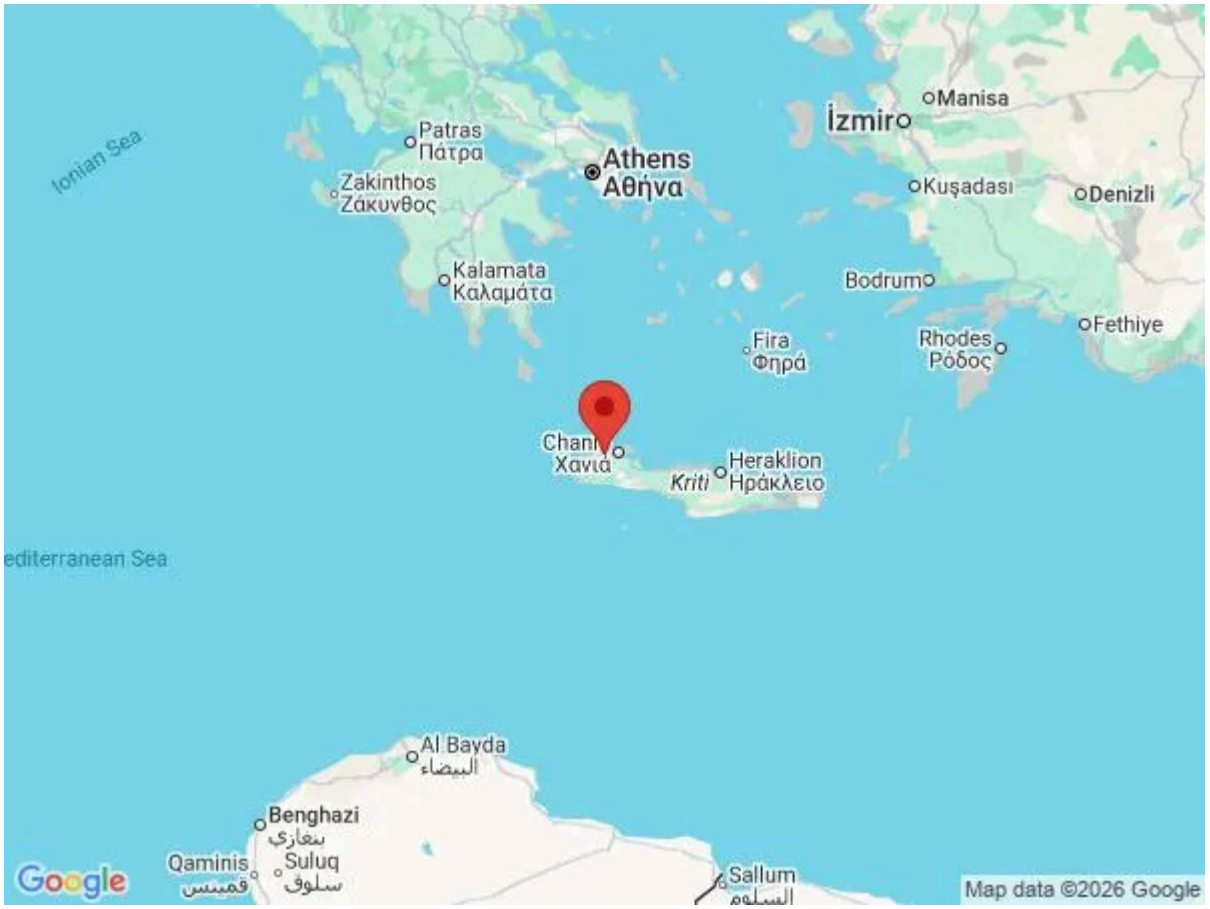
Local amenities are easily accessible, enhancing the ease of your stay. A beachside bar and restaurant within five kilometres provides a relaxed spot to enjoy fresh seafood and sunset views. Daily essentials are close at hand too, with a supermarket and bakery just over four kilometres away, ideal for picking up local produce or a morning pastry.

A pharmacy and petrol station are also nearby, while an ATM less than five kilometres from the villa ensures practical needs are covered throughout your stay.

Beyond convenience, the villa's location invites discovery; guests can explore Chania's historic streets, unwind on the coast, and sample Cretan cuisine at their own pace. Villa Abea offers more than a place to stay; it's a well-connected base for experiencing the best of western Crete.

Local Amenities

Nearest Airport	**Chania International Airport (38 km)**
Nearest Ferry Port	**Port of Souda (26.3 km)**
Nearest Town/City	**Chania (20.4 km)**
Nearest Village	**Gerani (5.5 km)**
Nearest Beach	**Gerani Beach (7.3 km)**
Nearest Restaurant	**(5.4 km)**
Nearest Supermarket	**(4.6 km)**









What we love

- We loved the sleek, modern interior of Villa Abea
- The whole family enjoyed making use of the villa's private pool
- The villa showcases incredible ocean and mountain views

What you should know...

- A travel cot and highchair are available for the youngest guests
- Pets are not permitted at Villa Abea
- The private pool is separated into an adult pool (max depth of 1.4m) and a kids' pool (max depth of 0.80m)

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:** 11.00

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

- **Linen & towels included?:** 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?:** No pets

- **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?:** No smoking

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased across peak dates

- **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