

# Villa Ilya

Region: Sivota    Sleeps: 6

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## Overview

Welcome to Villa Ilya, a serene two bed property nestled within the breath-taking Zavia Seafront Resort in the picturesque town of Sivota, Greece. Offering an idyllic retreat for travellers seeking luxury, comfort, and tranquillity, Villa Ilya promises an unforgettable holiday experience for up to six guests.

As you step into Villa Ilya, you're greeted by a blend of contemporary elegance and traditional Greek charm. This two-bedroom villa is meticulously designed to offer the utmost comfort and style. The spacious living area exudes warmth with its tasteful décor, plush furnishings, and panoramic views of the azure Ionian Sea. Relax in the cosy ambiance or step outside to the private terrace to bask in the Mediterranean sunshine. The fully equipped kitchen allows you to whip up delicious meals with locally sourced ingredients, while the dining area provides a perfect setting for intimate gatherings.

With three family bathrooms available, the living room holds a sofa bed that can be converted into a sleeping quarter for extra guests. The two master bedrooms upstairs come with en-suite shower and sliding doors leading out to lovely balcony areas with sunbeds

After a day of exploration, unwind in the private swimming pool overlooking the mesmerizing sea vistas or rejuvenate your senses in the villa's soothing outdoor space on a comfortable lounger.

As an added indulgence, breakfast is served daily, and mid-week cleaning services ensure a seamless stay, while a traditional Greek welcome basket sets the tone for an unforgettable retreat in this coastal paradise.



With the beach a short stroll away, Villa Ilya offers all you and your guests all you need for a dream seaside retreat.

## Facilities

Air-Con • Villa • Hairdryer • Walking/Hiking Paths • TV • Walk to Beach • Wi-Fi/Internet • Cots (Cribs) • Beach Nearby • Private Pool • Instagrammable • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Safety Deposit Box • All Bedrooms En-Suite • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Ilya is a 2-bedroom villa, sleeping up to 6 guests. The home holds a fabulous position, located in a mountainside position on the Zavia Seafront Resort.

### Ground Floor

- Open-plan living area with double sofa bed
- Fully-equipped kitchen
- Dining area
- Shower room

### First Floor

- Bedroom with double bed, balcony access and en-suite shower room
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### Exterior Grounds

- Private infinity pool (8m x 4m, depth 1.40m)
- Terrace
- Sun loungers

### Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Iron & board
- Hairdryer
- Baby cot & highchair available on request
- Safe box
- Parking





# Location & Local Information

Perched on the mountainside overlooking the Ionian Archipelagos, the villa offers stunning vistas with Zavia beach just a ten minute walk away and Mikri Ammos and Mega Ammos beaches a five minute drive. Also, a 5-minute drive away, the quaint fishing town and port of Sivota beckons for morning coffee by the sea and a glimpse of the local fishermen's daily catch. It's from Sivota's port you can arrange with the concierge a private boat charter to explore Greece's secluded beaches and hidden coves along the west coastline.

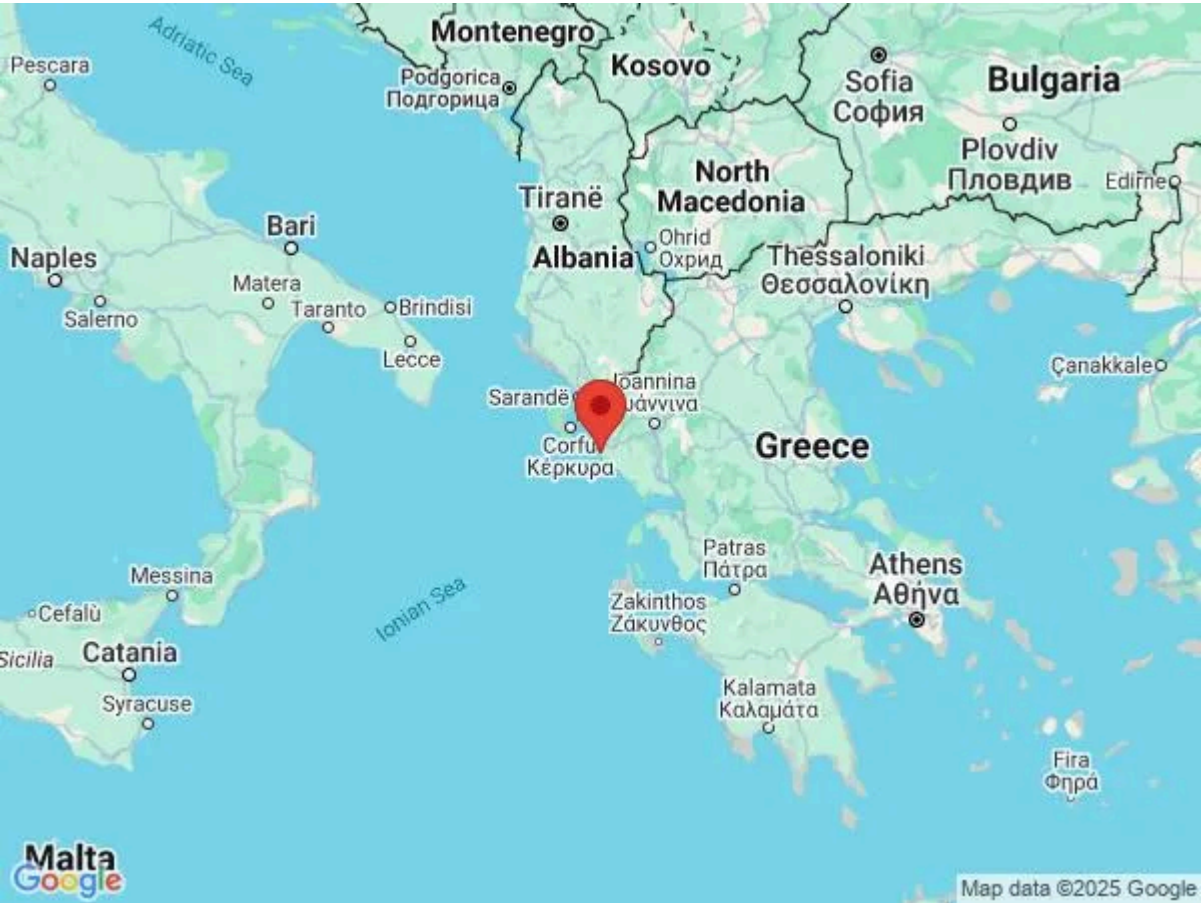
Just a short distance away by boat lies Paxos, perhaps the epitome of Greek island charm, along with its neighbour Anti-Paxos, renowned for its small vineyards and crystal-clear waters. Hop on a sea taxi, pack your swimsuit, and don't forget your camera!

A quick 30-minute drive from Sivota leads you to vibrant Parga, boasting a Venetian castle and narrow streets bustling with seafood eateries. Take a leisurely stroll along the promenade and be sure to visit the unique museum showcasing the town's rich history as an olive oil producer.

Located approximately 40 minutes south of Sivota, Glyki Village awaits, alongside the breath-taking Acheron Gorge. Embark on a trek or horseback ride through the gorge or opt for a thrilling rafting excursion on the legendary River Styx. Surrounded by crisp mountain air and pristine cold waters, it's astonishing to find yourself merely an hour away from the coastal paradise.

## Local Amenities

Nearest Airport	Aktion International Airport (92.2km)
Nearest Ferry Port	Igoumenitsa Ferry Port (23km)
Nearest Village	Syvota (1.5km)



Nearest Restaurant	Steak House, Syvota (1.5km)
Nearest Supermarket	Smart Market, Syvota (1.3km)
Nearest Beach	Zavia Beach (10-minute walk)

## What we love

- Villa Ilya offers direct access to the mesmerizing Ionian Sea, allowing guests to indulge in waterfront relaxation and enjoy stunning sunset views from the comfort of their private terrace
- Immerse yourself in opulent comfort with spacious interiors, tasteful furnishings, and modern amenities, including a private swimming pool and sun loungers for the ultimate relaxation experience
- Wake up to breath-taking vistas from the bedroom balconies of the azure waters stretching as far as the eye can see, with every corner of Villa Ilya designed to maximize the beauty of its natural surroundings
- Situated within the exclusive Zavia Seafront Resort in the charming town of Sivota, Villa Ilya offers unparalleled access to pristine beaches, quaint village life, and a plethora of outdoor activities for all to enjoy

## What you should know...

- If travelling in a group of six, two of the guests will need to make use of the double sofa bed in the living room

# Terms & Conditions

- **Security deposit:** €400 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **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?:** 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 available?:** Yes, included in the rental price
- **Smoking Allowed?:** No smoking
- **Minimum stay:** Please note that there is a 7-night minimum stay
- **Internet access?:** Yes, Wi-Fi is included in the rental price