

# Villa Lyris

Region: Sivota    Sleeps: 8

## Overview

Floor-to-ceiling glass doors invite natural light throughout, blurring the boundaries between inside and out. Guests can unwind by the pool, savour breakfast on the terrace, or watch yachts drift by. With private parking, daily breakfast, and a mid-week clean included, Villa Lyris provides a stylish, well-appointed base for an effortless coastal escape.

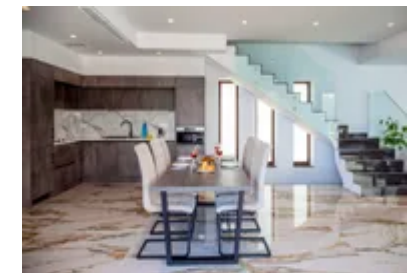
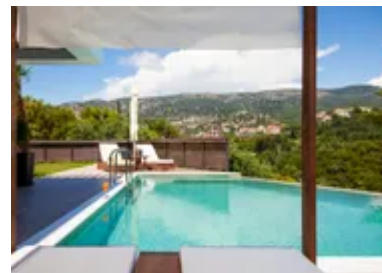
Upstairs, two serene master bedrooms each enjoy en-suite showers, panoramic sea views, and access to private balconies. On the lower ground floor, a third master bedroom with its own lounge area, double sofa bed, and family bathroom ensures comfort and privacy for all.

Inside, the villa unfolds across three levels, each connected by elegant marble staircases. The ground floor boasts a light-filled open-plan living area, where the lounge, dining space, and kitchen flow seamlessly together. A double sofa bed in the lounge provides flexible sleeping arrangements.

Villa Lyris offers a refined seaside retreat for up to eight guests, combining contemporary design with sweeping views of the Ionian Sea. This three-bedroom villa features a private pool, lush gardens, and a spacious terrace ideal for relaxed outdoor living.

## Facilities

Sailing • Historical Sites • Air-Con • Walking/Hiking Paths • Private Pool • Boat Trips • Villa • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Maid Service Available • Has Discount • Walk to Beach • Special Offer • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Safety Deposit Box • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## The Villa

Villa Lyris is a 3-bedroom villa, sleeping up to 8 guests. The home holds a fabulous position, located in a mountainside position on a Seafront Resort.

### Lower Ground Floor

- Living area
- Bedroom with double bed
- Shower room

### Ground Floor

- Open-plan living area with sofa bed and terrace access
- Fully-equipped kitchen with dining facilities

### First Floor

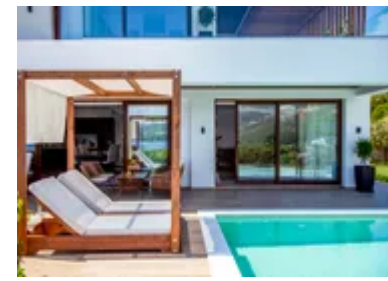
- Bedroom with double bed, balcony access and en-suite shower room
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### Exterior Grounds

- 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

Set on a mountainside overlooking the Ionian Archipelagos, the villa boasts panoramic views with Zavia Beach just a ten-minute walk away, and Mikri Ammos and Mega Ammos beaches only a five-minute drive. The charming fishing town and port of Sivota is also five minutes by car, ideal for morning coffee by the sea and watching local fishermen bring in their daily catch. From here, guests can arrange a private boat charter through the concierge to discover hidden coves and secluded beaches along the western coastline of Greece.

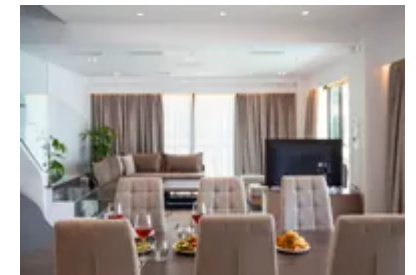
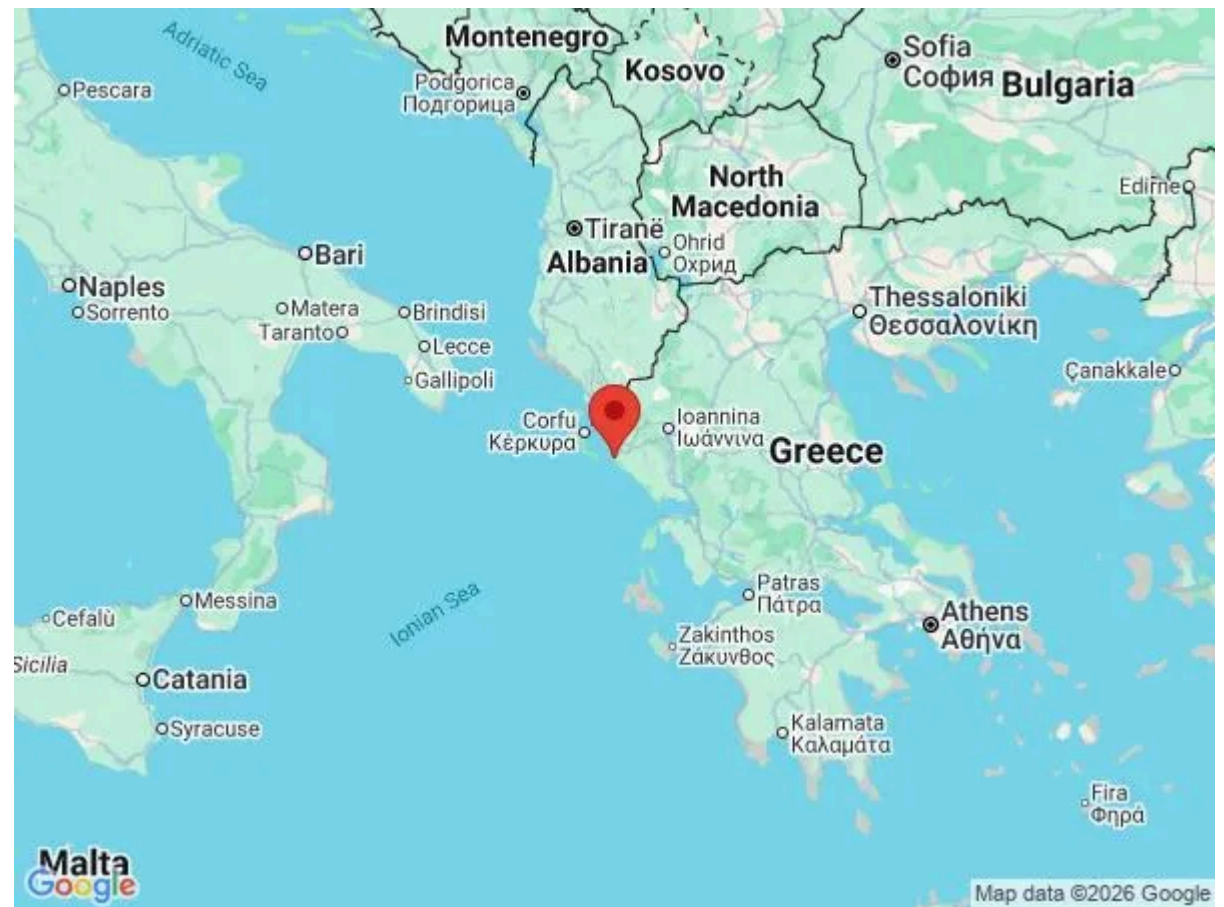
A short boat ride away lies Paxos, a quintessential Greek island, and its smaller neighbour, Anti-Paxos, famed for its vineyards and crystalline waters. Hop on a sea taxi, take your swimsuit, and be sure to bring your camera.

Within a thirty-minute drive of Sivota, the lively town of Parga awaits, home to a Venetian castle, narrow streets, and a waterfront promenade lined with seafood tavernas. The town also features a distinctive museum dedicated to its olive oil heritage.

Roughly forty minutes south of Sivota, Glyki Village and the dramatic Acheron Gorge invite exploration. Hike, ride on horseback, or raft along the mythical River Styx, surrounded by mountain air and icy waters—an extraordinary contrast to the nearby coast.

## Local Amenities

Nearest Airport	<b>Aktion International Airport</b> (92.2km)
Nearest Beach	<b>Zavia Beach</b> (10-minute walk)
Nearest Ferry Port	<b>Igoumenitsa Ferry Port</b> (23km)
Nearest Restaurant	<b>Steak House, Syvota</b> (1.5km)
Nearest Supermarket	<b>Smart Market, Syvota</b> (1.5km)
Nearest Village	<b>Syvota</b> (1.5km)



## What we love

- Villa Lyris offers an unparalleled beachfront experience with stunning sea views and direct access to the Ionian Sea, perfect for tranquil morning dips and sunset strolls
- Immerse yourself in modern elegance with spacious interiors, sleek marble staircases, and floor-to-ceiling windows, blending indoor comfort with the beauty of the outdoors
- Relax and unwind in the privacy of your own pool surrounded by lush gardens, aromatic plants, and panoramic vistas of the crystal-clear Ionian waters
- Enjoy unforgettable moments with family and friends on the expansive terrace, sipping cocktails as you soak in the mesmerizing sunset creating cherished memories together

## What you should know...

- Children should be supervised by the pool area
- One of the bedrooms is situated on the lower ground floor

# 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:** 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?:** 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 7-night minimum stay
- **Internet access?:** Yes, Wi-Fi is included in the rental price

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