

Villa Nyrina

Region: Sivota Sleeps: 8

Overview

Set across three levels on the seafront overlooking the Ionian Sea, this contemporary three-bedroom villa combines clean architectural lines with effortless indoor-outdoor living. Floor-to-ceiling sliding doors open directly onto the pool terrace, creating a seamless flow between the interiors and landscaped Mediterranean gardens.

The ground floor features an open-plan lounge, dining area and fully equipped kitchen with a stove, microwave and espresso machine. Guests can dine indoors or on the terrace, while the living space offers generous sofas and a large television with satellite channels for relaxed evenings in.

Upstairs, two master bedrooms each enjoy an en-suite bathroom and a private balcony with panoramic sea views. On the lower level, a third master bedroom is paired with a cosy lounge area and sofa bed, ideal for families or additional guests. A further sofa bed in the main living area brings the total capacity to eight guests.

Outside, the private swimming pool is framed by sun loungers and sea views, providing an inviting setting for long, unhurried days. Private parking, a mid-week clean and daily breakfast are included, ensuring a comfortable and well-appointed base just moments from the water's edge.

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 • Beach Nearby • 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 Nyrina 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 with sofa bed
- Bedroom with double bed
- Shower room

Ground Floor

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

First Floor

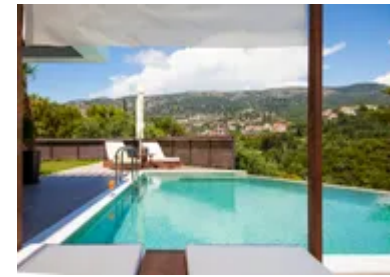
- Bedroom with double bed, balcony access and en-suite shower room
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Exterior Grounds

- 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

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.

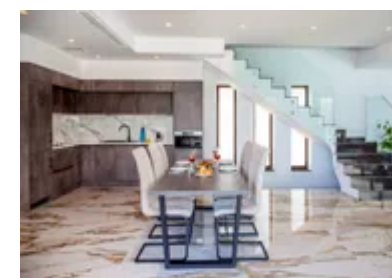
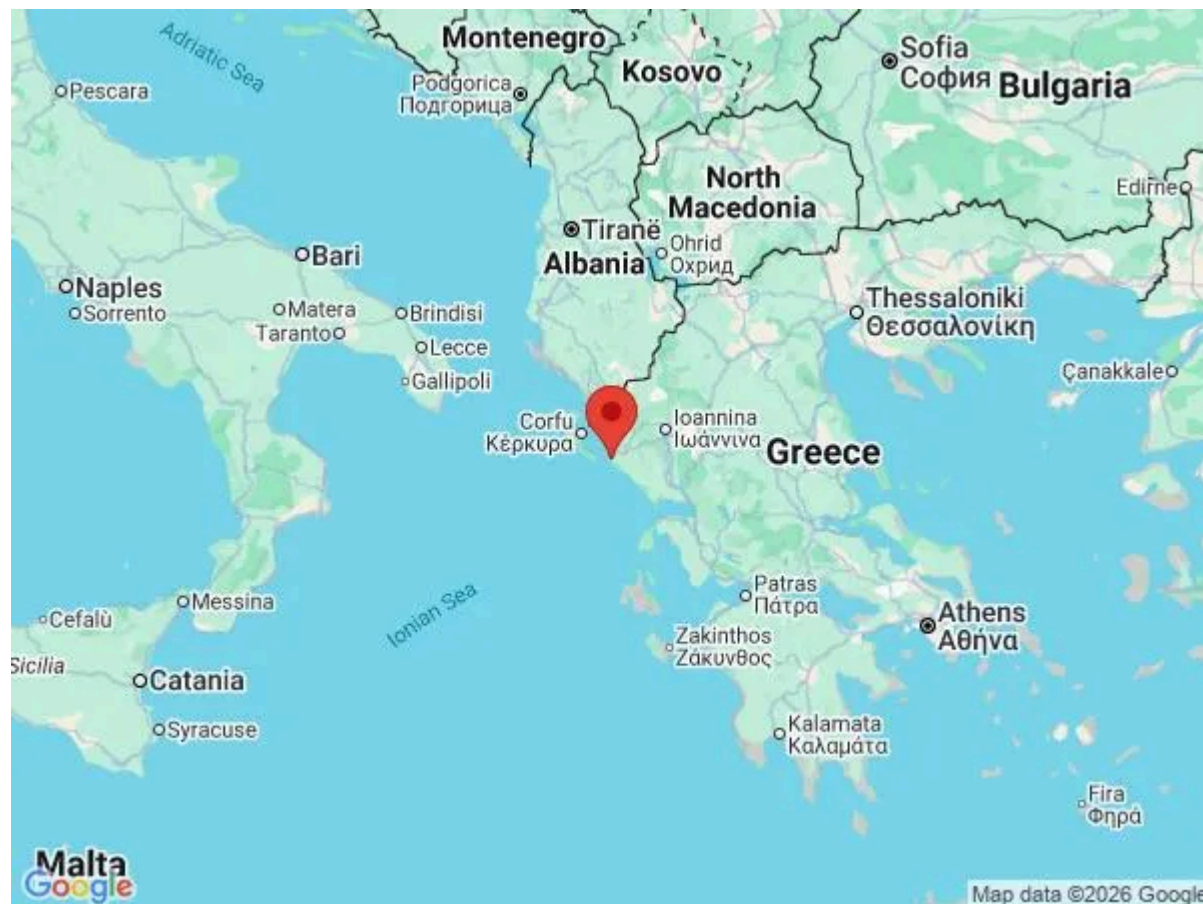
Just a short distance away by boat lies Paxos, perhaps the epitome of Greek island charm, along with its neighbour Anti-Paxos, renowned for its small vineyards and crystal-clear waters. Hop on a sea taxi, pack your swimsuit, and don't forget your camera!

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 Beach	Zavia Beach (10-minute walk)
Nearest Ferry Port	Igoumenitsa Ferry Port (23km)



Nearest Restaurant	Steak House, Syvota (1.5km)
Nearest Supermarket	Smart Market, Syvota (1.5km)
Nearest Village	Syvota (1.5km)

What we love

- Villa Nyrina boasts a contemporary living space filled with natural light and stunning sea views
- Step into paradise with a private pool, lush gardens, and aromatic plants, all overlooking the crystal blue waters of the Ionian Sea, providing the perfect setting for relaxation and rejuvenation
- The Resort offers access to pristine beaches and refreshing sea waters, allowing guests to indulge in leisurely strolls and sunset swims, embracing the essence of Greek island living

What you should know...

- Children should be supervised by the pool area
- If travelling in a group of eight, two guests will need to make use of the sofa bed

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 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

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