

Villa Kairos

Region: Sivota Sleeps: 6

Overview

Villa Kairos is a stylish two-bedroom retreat sleeping up to six guests, set in a scenic seafront location. Designed with comfort and convenience in mind, this modern villa features an open-plan layout, private infinity pool, and direct access to the shoreline, ideal for a relaxed coastal escape.

The ground floor seamlessly blends living, dining, and kitchen areas into a single airy space. A double sofa bed offers additional sleeping arrangements, while a sleek family bathroom adds practicality. The kitchen is fully equipped, featuring an espresso machine and fridge-freezer, ideal for preparing leisurely meals. Glass doors open from the lounge to the pool terrace, creating seamless indoor-outdoor living.

Upstairs, two spacious master bedrooms each feature en-suite shower rooms and private balconies with sweeping views of the Ionian Sea. Outdoors, the villa offers a tranquil garden and a shimmering infinity pool with sun loungers for unwinding under the Mediterranean sun.

Guests benefit from private parking, mid-week cleaning, daily breakfast, and a fully stocked bar. Enjoy peaceful mornings with a sea swim just steps away, or savour sunset views from your balcony. Villa Kairos is the perfect setting for a serene seaside getaway.

Facilities

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



Interior & Grounds

The Villa

Villa Kairos is a 2-bedroom villa, sleeping up to 6 guests. The home holds a fabulous position, located in a mountainside position

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

Set on a mountainside overlooking the Ionian Archipelagos, the villa enjoys far-reaching views with Zavia Beach just a ten-minute walk away, and Mikri Ammos and Mega Ammos beaches reached within five minutes by car. Also a five-minute drive away, the charming fishing town of Sivota invites relaxed mornings by the sea, where local fishermen bring in their daily catch. From Sivota's port, guests can arrange a private boat charter via the concierge to discover hidden coves and remote beaches along the western coastline.

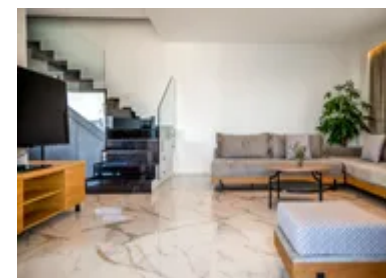
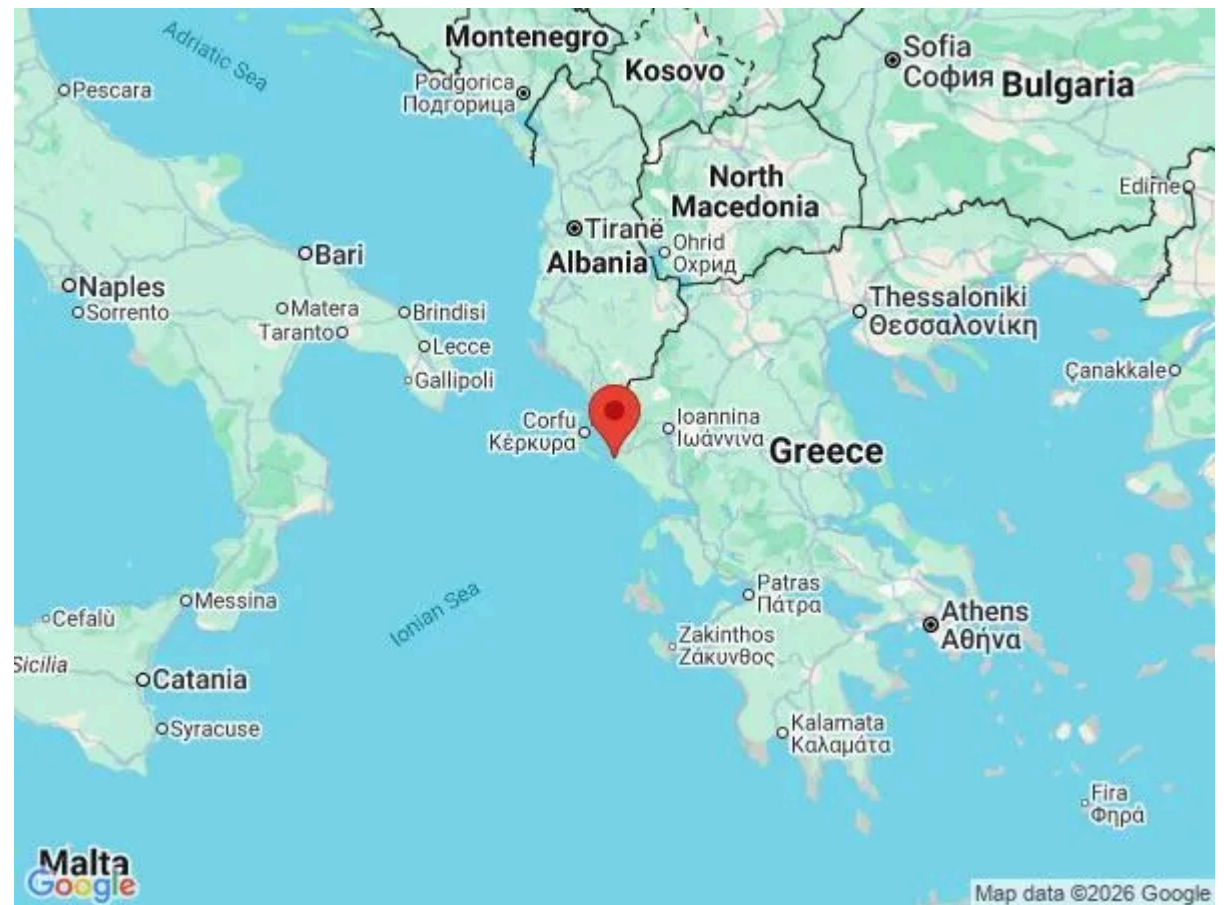
Just a short boat ride away lie the islands of Paxos and Anti-Paxos, renowned for their unspoilt charm, crystal-clear waters, and boutique vineyards. A sea taxi makes for the perfect day trip, just bring your swimsuit and camera.

A thirty-minute drive from Sivota leads to the lively town of Parga, where a Venetian castle overlooks cobbled streets lined with seafood tavernas. A stroll along the waterfront is a must, as is a visit to the museum dedicated to the town's olive oil heritage.

Roughly forty minutes south of Sivota, Glyki Village and the dramatic Acheron Gorge offer a change of pace. Choose between hiking, horseback riding, or rafting along the mythic River Styx, all set against a backdrop of crisp mountain air and icy, clear waters, just an hour from the coast.

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

- Modern chic design with floor-to-ceiling windows, seamlessly blending indoor and outdoor spaces for an airy, luminous atmosphere
- Relax in spacious bedrooms with en-suite bathrooms and private balconies offering stunning views of the Ionian Sea
- Take a dip in the private pool surrounded by lush gardens, providing a serene outdoor retreat for relaxation and enjoyment
- With a convenient location within a Seafront Resort, guests can enjoy easy access to the seafront and other resort amenities
- Ideal for families or groups seeking a luxurious and tranquil escape in Greece, with comfort and style at every turn

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

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