

# Villa Phoenix

Region: Kalyves Sleeps: 6

## Overview

Villa Phoenix is a striking contemporary villa set in the tranquil surroundings of Almyrida, Chania. Completed in 2024 under the direction of renowned architect Nikos Giapitzis, this three-level retreat offers a seamless blend of architectural elegance and natural beauty, framed by cypress and locust trees with sweeping views across Apokoronas to the sea.

Designed for up to six guests, the villa features three spacious en suite bedrooms, including a master suite with a freestanding bathtub and bioethanol fireplace. The interiors are open and light-filled, with floor-to-ceiling glass walls that connect effortlessly to expansive terraces. A first-floor living area features a 75-inch home cinema and a bioethanol fireplace, while the adjacent dining space and kitchen come fully equipped with premium Bosch, Liebherr, and Grohe Blue Pro System appliances.

Outdoors, guests can enjoy three swimming pools, including a children's pool, a fully equipped bar, summer kitchen, a barbecue area, and an outdoor home cinema. With multiple lounge and dining areas, Villa Phoenix invites relaxed al fresco living.

Ideally positioned to explore Chania's beaches and the White Mountains, this peaceful haven offers a refined escape for those seeking privacy, comfort, and captivating views in a serene Cretan setting.

## Facilities

Villa • Boat Trips • Tennis Court • Air-Con • Sailing • Historical Sites • Private Pool • Watersports • Horse Riding • Ideal for Kids • Chef/Cook Available • Special Offer • Has Discount • Wow Factor • Ideal for Teens • Maid Service Available • Modern • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Hot Tub • Dishwasher • Safety Deposit Box • Satellite TV • Home Cinema • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Transfers Available • Basketball net • High Chair(s)



# Interior & Grounds

## The Villa

Three bedroom villa sleeping up to 6 guests, with private pool and mountain views

### First floor:

- Living area with a 75" Home Cinema 7.2 and 2m bioethanol smart fireplace.
- Dining area with minibar.
- Kitchen with high-tech equipment from Bosch, Liebherr, and Grohe Blue Pro System for Cold and sparkling water.
- Bedroom with ensuite bathroom.

### Second Floor:

- Master bedroom with a bioethanol fireplace, walk-in closet, bathtub with a view, Tv ceiling lift, and ensuite bathroom.
- Bedroom with ensuite bathroom and Tv ceiling lift.
- Small laundry room.

### Exterior:

- Main Pool 135m2 (15x9m) with 2 jacuzzi areas and 2 sunbeds area.
- Kids Pool with an outdoor home cinema 5.1 and Samsung Terrace 75" Tv.
- Outdoor Bar area with a fridge and ice machine.
- Outdoor kitchen with a fridge and washing machine.
- Barbeque area with Napoleon built-in Bbq and Bosch hobs.
- 2 Outdoor Dining areas.
- 2 Outdoor living areas.
- Outdoor full bathroom.
- 80m2 Balcony with a 20m2 Jacuzzi-Pool, living area with a 65" home cinema and bioethanol fireplace, and a dining area with a small kitchen with a fridge.
- Parking area with an Ev charger.
- Gardens with grass, trees, and flowers.

### Additional Facilities

- Wi-Fi
- Air-conditioning
- Books
- Heating
- Iron & board.
- Linens provided.
- Safe deposit box
- Satellite TV
- Stereo system
- Washing machine
- Underfloor heating
- Baby equipment
- Wine cooler



## Location & Local Information

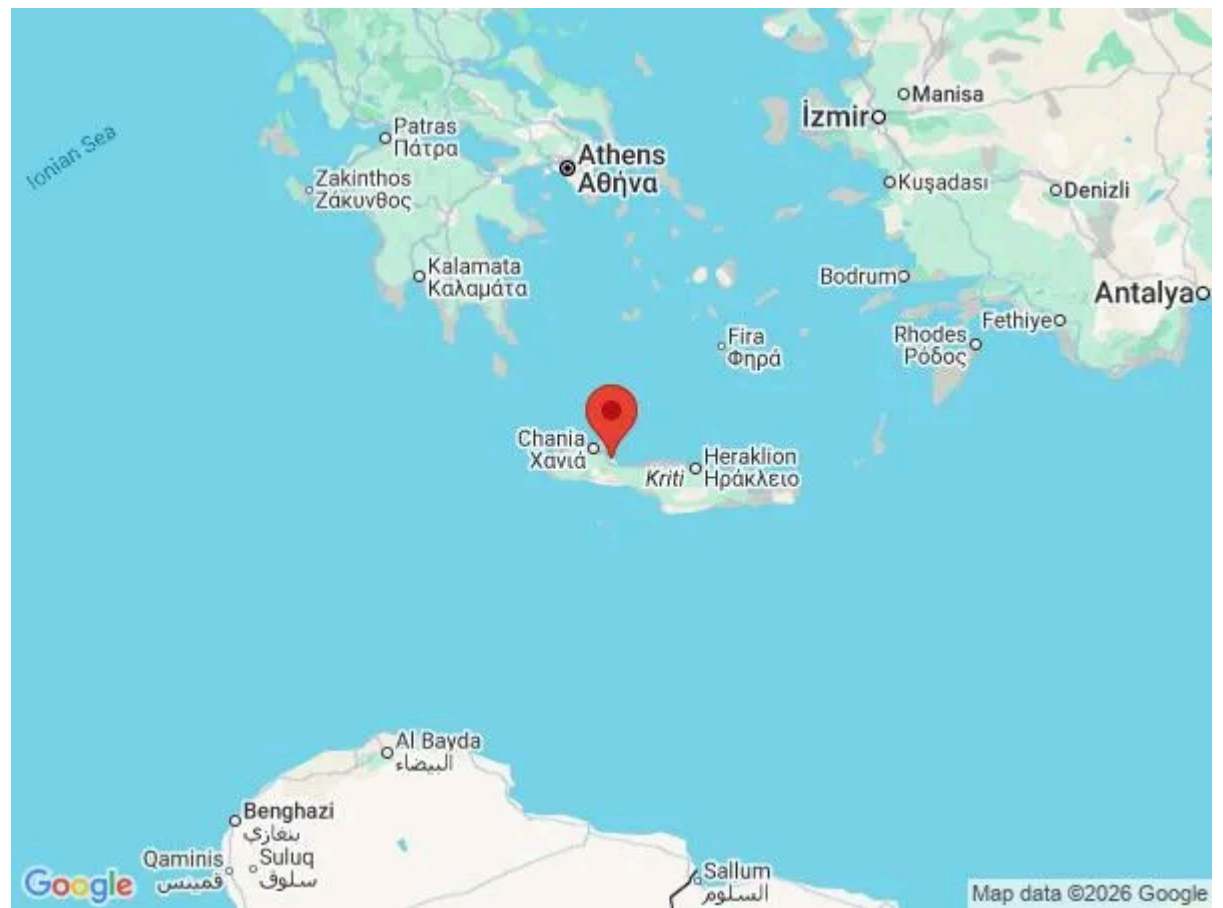
Set along the sunlit shores of Almyrida in Chania, Villa Phoenix offers a tranquil retreat in one of Crete's most scenic coastal enclaves. Just twenty-two kilometres east of Chania city, this charming seaside village is known for its clear waters, soft sandy beaches, and inviting waterfront tavernas.

Fringed by the green hills of Apokoronas and overlooking the vivid turquoise sea, Almyrida presents a captivating blend of natural beauty and local charm. The small harbour, dotted with fishing boats, sets a peaceful tone, while the nearby islet of Karga and sweeping views of the White Mountains add to the area's distinctive appeal.

Once a quiet fishing village, Almyrida has grown into a refined destination that retains its authenticity. Ideal for gentle strolls, relaxed beach days, and sampling fresh seafood by the water, it promises an effortlessly elegant holiday experience on the Cretan coast.

## Local Amenities

Nearest Airport	<b>Chania International Airport</b> (30.6 km)
Nearest Ferry Port	<b>Port of Souda</b> (17.1 km)
Nearest Town/City	<b>Chania</b> (23.3 km)
Nearest Village	<b>Almyrida</b> (2.7 km)
Nearest Beach	<b>Almyrida beach</b> (2.9 km)
Nearest Restaurant	<b>(1.2 km)</b>
Nearest Supermarket	<b>(1.3 km)</b>



## What we love

- Enjoy three swimming pools, including a main pool with a jacuzzi, an outdoor cinema, and a fully equipped kitchen.
- Take in panoramic vistas of the Apokoronas countryside, sea, and sky from multi-dimensional terraces.
- Indulge in stylish living across three levels, featuring opulent bedrooms with ensuite bathrooms and high-tech entertainment.

## What you should know...

- Exercise caution around pools and outdoor areas to prevent slips and falls.
- Villa Phoenix is nestled in a serene area, so guests should be prepared for limited nearby amenities or services.
- A car is recommended

# Terms & Conditions

- **Security deposit:** €3000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 16.00
- **Departure time:** 11.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price
- **Pets welcome?:** Not allowed
- **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?:** Not permitted
- **Minimum stay:** 5/7 nights
- **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