

# Villa Nimira

**Region:** Corfu **Sleeps:** 8

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## Overview

Cradled in the olive-clad hills above the Ionian Sea, Villa Nimira is a sun-washed retreat that feels both contemporary and deeply rooted in its surroundings. The property's crisp white façade peeks through ancient trees, opening onto generous terraces and shimmering views of the water beyond.

Step through the gates into a peaceful courtyard shaded by twisting olive trunks. To your left, the pool glows in the sunlight, fringed by loungers and egg chairs perfect for lazy afternoons. A pergola offers shade for al fresco dining, while the scent of grilled seafood lingers from the barbecue nearby.

Split across two independent levels, the villa is ideal for two families or a group seeking space and privacy. Each floor features its own kitchen, living area and dining space, with four airy ensuite bedrooms in total. The upper unit opens onto a wide balcony, where morning coffee and sweeping sea views set the rhythm for the day. Inside, clean lines, soft neutrals and curated artwork create a sense of quiet sophistication. Every room is air-conditioned, and the light-filled living spaces flow naturally out to terraces and gardens.

Whether you're here to explore, unwind or reconnect, Villa Nimira offers a calm and comfortable base for island living.

## Facilities

TV • Watersports • Historical Sites • Sailing • Boat Trips • Hairdryer • Seaview • Villa • Walk to Beach • BBQ • Air-Con • Wi-Fi/Internet • Private Pool • Beach Nearby • Maid Service Available • Modern • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Four bedroom villa, sleeping up to 8 guests with private pool and sea views

### Ground Floor

- Cosy, fully equipped kitchen
- Dining area
- Comfortable living space with a sofa
- Bedroom 1: Double bed, ensuite bathroom
- Bedroom 2: Double bed, ensuite bathroom

### First Floor

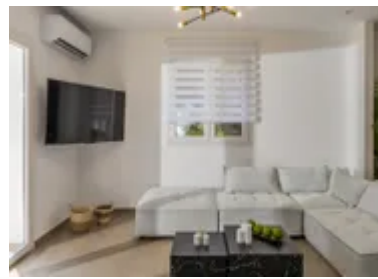
- Large, fully equipped kitchen
- Dining space
- Stylish living area
- Bedroom 3: Double bed, ensuite bathroom
- Bedroom 4: Twin beds, ensuite bathroom

### Exterior

- Spacious balcony with panoramic views
- Private swimming pool
- Luxurious outdoor furnishings
- Barbecue

### Additional Facilities

- Private parking
- External staircase, linking floors
- Air-conditioning



# Location & Local Information

Villa Nimira is set in Perama, a coastal area just south of Corfu Town. Perched on a hillside, the villa enjoys panoramic views over the Ionian Sea and offers easy access to beaches, scenic viewpoints and traditional tavernas.

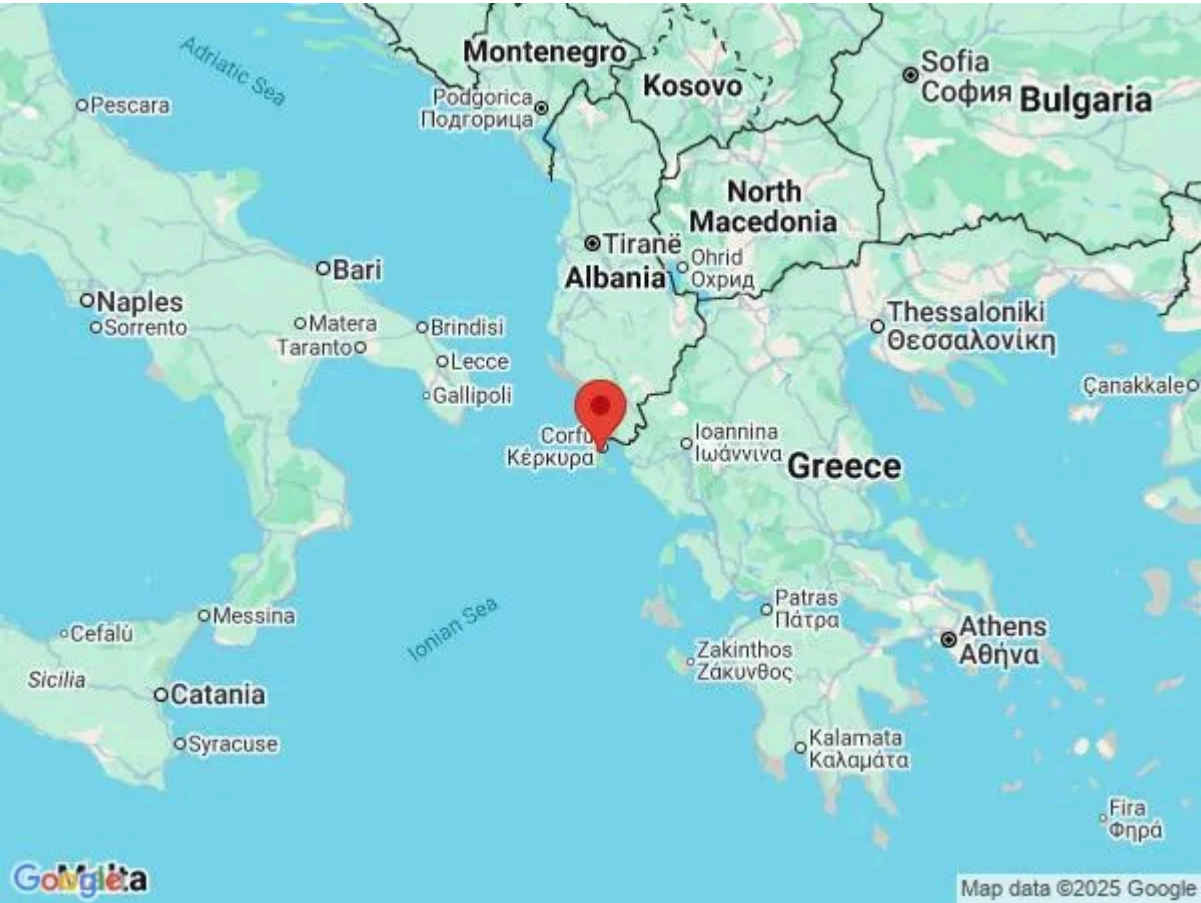
A few minutes’ drive takes you to the famous Kaiser’s Bridge or the lush gardens of Achilleion Palace, once the summer home of Empress Sisi of Austria. The local pebble beaches are uncrowded and perfect for snorkelling, while boat rentals and sea taxis offer a fun way to explore the coastline.

Corfu Town, a UNESCO-listed gem, is only fifteen minutes away and brims with Venetian architecture, elegant squares and lively markets. You'll also find cafés, boutiques and excellent restaurants scattered along the cobbled streets.

With such a central yet serene location, Villa Nimira offers the perfect balance between laid-back seclusion and cultural adventure.

## Local Amenities

Nearest Airport	Corfu International Airport (7.7 km)
Nearest Beach	Perama Beach (650 m)
Nearest Restaurant	60 m
Nearest Town	Corfu Town (10.4 km)



## What we love

- Flexible two-unit layout makes it ideal for extended families or groups!
- Panoramic sea views from the upper balcony are unforgettable.
- Private pool, barbecue area and outdoor dining space surrounded by olive trees.
- Just a short drive to Corfu Town, Achilleion Palace and beautiful local beaches!

## What you should know...

- The two units are connected by an external staircase, which may not suit families with very young children.



# Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost
- **Arrival time:** 16:00 - 00:00
- **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 available?:** Yes. However, 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
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 4 nights - low/mid season 5 nights - high season
- **Internet access?:** The property has complimentary Wifi connection. 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