# Villa Paradise

**Region:** Cyprus **Sleeps:** 8

## Overview

A stay at the Villa Paradise is more than just accommodation—it is an immersion into a slower, richer way of life. From the moment you arrive, you are struck by the setting. As you approach Paradise, to one side lies an olive grove, its silvery leaves shimmering in the Mediterranean sun; to the other, gentle rolling hills stretch lazily toward the horizon. The air is fresh and scented with wild herbs, and the quiet is so complete that you immediately feel the noise and stress of daily life melt away. It is more than a holiday destination—it is a sanctuary.

Paradise is set in the hills above the southern coast of Cyprus midway between Limassol and Larnaka. Paradise is a strikingly original property offering luxury, space, cinematic views, seclusion and security, and a rare blend of an Art Deco exterior and contemporary interior as well as full eco credentials. Overlooking the Unesco-protected village of Chirokitia, this four-bedroom retreat delivers effortless luxury and privacy, overflowing space, and sweeping views down a lush valley to the sparkling Mediterranean.

The house's bold architectural lines and curved balconies hint at old Hollywood glamour, while its interiors speak of crisp modernism, cool stone floors, calming neutrals, and full-length patio doors in every room. From the moment you arrive, you'll feel the peace and quiet that comes from true detachment, no neighbours, no distractions, just you, your guests, and the distant sea.

Each of the four large bedrooms opens onto a private terrace with panoramic views. All bedrooms are air-conditioned and have ceiling fans, ensuite bathrooms, and serene decor.

For sociable living, Paradise offers a choice of both indoor and outdoor dining for up to eight guests. The kitchen is a chef's dream, fully equipped with modern appliances including a side-by-side fridge with ice maker, dishwasher, separate drinks fridge, and in addition there is a second poolside kitchen. There is both a cosy winter and cool summer dining room which are complemented by alfresco dining tables, terraces, shaded seating areas, and a 15m chlorine-free heated pool surrounded by sun loungers, a covered pool side cocktail bar and Mediterranean planting in the garden.

In the evenings watch the sun set with a cocktail from any of the many terraces. Ideal for extended families, design lovers, or those seeking solitude with style, Villa Paradise offers a rare opportunity to experience the landscape, light, and stillness of Southern Cyprus in unforgettable comfort and calm.









## Facilities

Air-Con • Villa • Recommended • Private Pool • Working Fireplace/Woodburner • Ideal for Kids • Maid Service Available • Wow Factor • Ideal for Teens • Has Discount • Has Offer • Special Offer • Heated Pool • All Bedrooms En-Suite • Beach Nearby • Modern • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Dishwasher • Microwave

# Interior & Grounds

## The Villa

Villa Paradise is a 4-bedroom villa sleeping up to 8 guests, with private pool, located in the Unesco protected village of Chirokitea.

*Interior*
- Living room
- TV room with 65' flat screen TV
- Fully-equipped kitchen
- Dining room
- Bedroom with super-king size bed, en-suite bathroom and balcony access
- Bedroom with double bed, en-suite shower room and balcony access
- Bedroom with double bed, en-suite shower room and balcony access
- Bedroom with twin single beds, en-suite shower room and balcony access

*Exterior Grounds*
- Private chlorine-free swimming pool (15m x 5m, heated by solar panels & can be heated electronically for an additional charge)
- Extensive terraces
- Dining facilities for 8
- Sun loungers for 8
- Table tennis
- Poolside kitchen
- Poolside cocktail bar
- Poolside cloakroom with shower

**Additional Facilities**
- Wi-Fi throughout house, terraces & poolside
- Air conditioning in all bedrooms, ceiling fans in all rooms
- TV
- Dishwasher
- Washing machine
- Open log fire & underfloor heating for Winter months
- Gated & secure grounds
- Ample secure parking

**Staff**
- Please note that Kapil and Jasneet look after the house full time and so will be there to welcome you on arrival and show you round all the facilities etc. While you will still enjoy total privacy, they have a separate, private apartment within the grounds. You can decide to either take the house "staffed" in which case they will be on hand to help set up meals for you, tidy bedrooms, do laundry, organise a bbq for you and even serve drinks by the pool, or "unstaffed" in which case Kapil will simply just maintain the pool first thing, everyday. To take the house "staffed", please enquire at the time of booking for details and additional cost.









# Location & Local Information

Villa Paradise enjoys a privileged hillside position in Chirokitia, one of Cyprus's oldest continuously inhabited villages and a Unesco World Heritage Site. From its elevated perch, the villa offers mesmerising views across olive groves, citrus orchards and rolling hills all the way to the southern coastline and shimmering Mediterranean Sea.

Though wonderfully secluded, the property is exceptionally well located for exploring Cyprus. It's just five minutes' drive from the Larnaca–Limassol–Nicosia motorway, providing swift access to some of the island's finest beaches, ancient landmarks, and charming towns. Yet the motorway remains completely out of sight and earshot, meaning you enjoy both convenience and total serenity.

Larnaca International Airport is just 20 minutes away, ideal for seamless arrivals and departures. The port town of Limassol, known for its marina, historic old town and lively food scene, is a 30–35-minute drive, while Larnaca itself offers a laid-back coastal charm with bustling markets, sea-view cafés and sandy stretches.

Closer to home, Chirokitia village provides a glimpse into Cypriot life with its traditional stone houses, friendly locals and archaeological site, dating back to the 7th millennium BC. The surrounding countryside is a paradise for walkers, cyclists and photographers, with wild herbs, ancient trails and picture-perfect viewpoints around every turn.

When the call of the sea beckons, you'll find a range of beaches within easy reach, from the family-friendly shores of Governor's Beach to the quiet coves between Zygi and Psematismenos. Foodies can enjoy freshly grilled seafood at one of the many coastal tavernas nearby, or sample meze and Cypriot wine in the cooler hilltop villages.

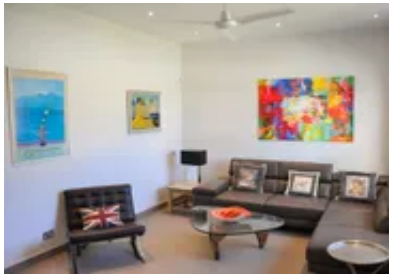
Cyprus is an excellent destination for keen golfers, with four of the island's top courses all located within easy reach of the villa. Aphrodite Hills, Secret Valley, Elea and Minthis Golf Club each offer spectacular scenery, well-maintained fairways and excellent facilities, with green fees typically ranging from €100–150 depending on the course and season. Twilight tee times are a popular way to enjoy reduced rates, while Golf Breaks also offers discounted packages across many Cypriot courses. Aphrodite Hills and Secret Valley are approximately 55 minutes from the villa, while Elea and Minthis can be reached in around 1 hour 15 minutes, making day trips simple and convenient. All four clubs are managed by British expats, so English is widely spoken and visitors can expect a warm, welcoming atmosphere.

Whether you're looking to unwind in isolation or head out on daily adventures, Villa Paradise offers a base that's both remote and connected, a rare balance on an island full of contrasts.







## Local Amenities

| | |
|---|---|
| Nearest Airport | **Larnaca Airport (35.2km)** |

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| Nearest Beach | **Zygi Beach (7km)** |
| Nearest Restaurant | **Rainbow Restaurant, Choirokoitia (1.6km)** |
| Nearest Town | **Larnaca (34.9km)** |
| Nearest Town/City | **Limassol (41km)** |
| Nearest Village | **Choirokoitia (2.9km)** |
| Nearest Supermarket | **Skarinou (7.4km)** |

# What we love

- Paradise enjoys a privileged hillside position in Chirokitia, one of Cyprus's oldest continuously inhabited villages and a Unesco World Heritage Site (dating back to 8000 B.C.). From its elevated perch, the villa offers mesmerising views across olive groves, citrus orchards and rolling hills all the way to the southern coastline and shimmering Mediterranean Sea.
- Though wonderfully secluded, the property is exceptionally well located for exploring Cyprus. It's just five minutes drive from the motorway linking the three major cities that you would want to access: Larnaca, Limassol and Nicosia, and to some of the island's finest beaches, restaurants, ancient landmarks, and charming towns - yet the motorway remains completely out of sight and earshot, meaning you enjoy both convenience and total serenity.
- Larnaca International Airport is just 20 minutes away, ideal for seamless arrivals and departures.
- The port town of Limassol, known for its marina, historic old town, high end shopping, lively international food scene and a sophisticated beach vibe is a 30 minute drive, while Larnaca itself (a 20 minute drive) offers a more laid-back coastal charm with bustling markets, sea-view cafés and sandy stretches.
- Closer to home, Chirokitia village provides a glimpse into Cypriot life with its traditional stone houses, friendly locals and archaeological site, dating back to the 8th millennium BC. The surrounding countryside is a paradise for walkers, cyclists and photographers, with wild herbs, ancient trails and picture-perfect viewpoints around every turn.
- A range of beaches are within easy reach, from the family-friendly sandy shores of Zygi Beach (a shallow sandy beach, ideal for children) to the quiet coves between Zygi and Govenors Beach – offering either sandy beaches (with restaurants) for sun bathing and swimming or rock coves for snorkelling.
- Whether you're looking to unwind in isolation or head out on daily adventures, Paradise offers a base that's both private and connected - a rare balance on an island full of contrasts.

# What you should know...

- The house is in a private location with no overlooking neighbours - but only four minutes from the motorway - ideal for peace - but a car is essential.
- Although family-friendly, supervision is needed for younger children due to pool access.
- Two very friendly dogs (Aurra and Poppy) and one cat (Buster) live outside in the grounds at Paradise and are looked after by Kapil and Jasneet

# Terms & Conditions

- **Security deposit:** £500 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** Anytime excluding 23.00 - 7.00

- **Departure time:** Anytime excluding 23.00 - 7.00

- **Energy costs included?:** Please note that energy costs are included up to the value of €150 per week. If this allowance is exceeded, you will need to pay the property owner directly any excess charges, at the metered rate. The majority of guests do not exceed the included €150.

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** No pets.

- **Other Ts and Cs:** Please note that there are three very friendly dogs and one cat who live outside at Villa Paradise.

- **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

- **Pool heating charge?:** The swimming pool can be heated electronically for an additional charge, please enquire at time of booking for further information and cost.

- **Internet access?:** Yes, included in the rental price.