

Villa Patroclus

Region: Kissamos **Sleeps:** 7

Overview

Located in the peaceful coastal area of Nopigia, near Kissamos in western Crete, Villa Patroclus is a contemporary three-bedroom villa accommodating up to seven guests. Set across two levels, the villa offers 160m² of living space and is just 150 metres from the sea, providing a comfortable base for families or groups looking to explore the Chania region.

Inside, the villa features a bright open-plan living and dining area with large windows and direct access to the pool terrace. The adjoining kitchen is fully equipped for preparing meals at home, while the living area includes a large sofa and 75-inch Smart satellite TV. There are three bedrooms and three bathrooms across the property, including two en-suite bedrooms. The ground-floor bedroom opens directly onto the pool terrace, while the two bedrooms upstairs share access to a furnished balcony with views towards the sea and surrounding mountains.

Outside, Villa Patroclus sits within a 550m² private plot centred around a 70m² swimming pool with a separate children's section. Sun loungers and an umbrella are positioned around the pool, while a pergola-covered dining area, charcoal barbecue and shaded lounge provide space for outdoor meals and relaxation. Private parking for one vehicle is also available.

The villa is an excellent choice for families. The villa features a private swimming pool with a separate children's pool section, spacious outdoor areas, and comfortable indoor spaces. With the coast within walking distance and the beaches and attractions of western Crete accessible by car, Villa Patroclus provides a well-equipped setting for a stay near Kissamos.

Facilities

Villa • Air-Con • Boat Trips • Sailing • Historical Sites • Private Pool • Watersports • <1hr to Airport • Ideal for Kids • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Maid Service Available • Cots (Cribs) • Walk to Beach • Beach Nearby • Modern • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • Pre-Stocked Fridge Available • Transfers Available • High Chair(s)



Interior & Grounds

The Villa

Three bedroom villa sleeping up to 6-7 guests with private pool

Ground Level:

Living area with sofa and a 75" Smart satellite TV, direct access to the pool area

Fully equipped kitchen with all the necessary appliances and a washing machine

Dining area for 6 guests

Bedroom 1: Queen-size bed (1.60 x 2.00 m), en suite bathroom with shower, open closet, A/C, mountain views, direct access to the pool area

Upper level:

Bedroom 2: Twin-size beds (0,80×2,00m) that can be converted into a double one upon request, open closet, A/C, direct access to a shared balcony with sea and mountain views

Bedroom 3: Queen-size bed (1.60 x 2.00 m), en suite bathroom with shower, open closet, A/C, direct access to a shared balcony with sea and mountain views

Communal bathroom with a shower

Exterior:

Private outdoor swimming pool (70sqm & 1.40m depth)

Kids' Pool Section (4 sqm & 0.6m depth)

Sun loungers & Umbrella

Outdoor shower

Barbecue grill with charcoal

Pergola-protected lounge area for 6 guests

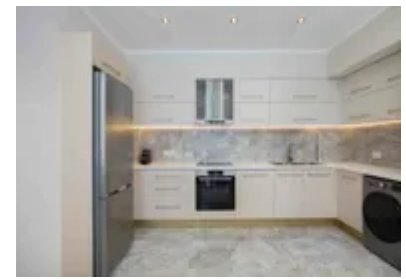
Pergola-protected dining area for 8 guests

Open private garage for 1 car & parking spot for 1 more car

Outdoor Shower

Additional Facilities

- Clothes dryer
- Iron & Iron Board
- Pool Towels
- Kid's pool section
- Barbecue (charcoal)
- Dining Area for up to 8 guests
- Private parking for 1 car
- High chair (Upon request)
- Baby cot (Upon request)
- Smart TV
- Satellite Channels
- Board Games



Location & Local Information

Villa Patroclus is located in Nopigia, a quiet seaside village in the Kissamos region of Western Crete. The area offers a relaxed setting away from the island's busier resorts, while remaining well placed for exploring the surrounding coastline and countryside.

Nopigia Beach is around 400 metres from the villa, providing a convenient option for swimming and days by the sea. Some of Western Crete's best-known beaches are also within driving distance, including Balos Lagoon, Falassarna and Elafonisi.

The nearby town of Kissamos has a good selection of everyday amenities, including supermarkets, bakeries, cafés and restaurants, as well as a waterfront area. It is a useful base for shopping, dining and arranging excursions around the region.

Further east, Chania is approximately 33 km away. The town is known for its Venetian harbour, historic streets, museums and wide choice of restaurants and cafés. Chania International Airport is approximately 49 km from the villa, making Nopigia accessible while retaining its peaceful coastal atmosphere.



What we love

- The sea is just 150 metres away – guests can wander down to the coast without needing to get in the car, while still enjoying the privacy of their own villa.
- A fantastic 70m² private pool – unusually spacious for a three-bedroom villa, with a separate children's section that makes it particularly appealing to families.
- A peaceful base for western Crete – Nopigia offers a quieter coastal setting, while Kissamos and the beaches and attractions of the Chania region are within reach by car.

What you should know...

- Private parking is available for one vehicle.
- The immediate coastline is walkable, but guests looking for Crete's famous beaches and wider attractions should expect to drive.
- The 7th guest is accommodated on the sofa bed in the living room

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
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in rental price
- **Linen & towels included?:** Yes, included in rental price. For reservations of 5 to 7 days, we provide one cleaning service with a change of linens and towels, and for stays longer than 7 days, we offer one cleaning service and a change of linens and towels every 4 days.
- **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:** 3/4 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