Villa Armenoi

Region: Kalyves **Sleeps:** 8

Overview

Perched on a hilltop with panoramic views over Souda Bay and the White Mountains, Villa Armenoi is a stylish three-bedroom retreat for up to six guests. Surrounded by natural beauty, the villa combines contemporary design with inviting indoor and outdoor spaces ideal for both relaxation and entertaining.

Inside, an open-plan layout features a spacious lounge with a large L-shaped sofa and floor-to-ceiling patio doors that flood the interiors with natural light. A sleek Siemens kitchen and elegant dining area sit beneath a striking vaulted ceiling, creating a bright and welcoming hub for the whole group.

The villa offers two double bedrooms and one twin room (convertible to a double), each with access to a private terrace or balcony. The two doubles boast en-suite bathrooms with spa jets, while underfloor heating and cooling ensure comfort year-round.

Outside, an expansive terrace leads to a large infinity pool with a child-friendly section and views that stretch into the surrounding countryside. Landscaped gardens with oak, carob and olive trees surround the lawn, where guests can enjoy boules, football and badminton. A shaded veranda, stylish outdoor furnishings, and a roof terrace with 360-degree vistas provide the perfect setting for sunset drinks or stargazing.



Facilities

Working Fireplace/Woodburner • Watersports • Historical Sites • <1hr to Airport • Walk to Village • Ideal for Kids • Sailing • Boat Trips • Private Pool • Wine Tasting • Recommended • Air-Con • Villa • Special Offer • Has Offer • Ideal for Teens • Has Discount • Maid Service Available • Cots (Cribs) • Beach Nearby • Modern • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Outdoor Games • Heating • Pre-Stocked Fridge Available • Yoga Classes Available • Transfers Available • Breakfast Available • Babysitting Available • Badminton • Boules/Petanque • High Chair(s)







Interior & Grounds

The Villa

Villa Armenoi is a contemporary-styled villa in the area of Chania. With three bedrooms and three bathrooms, it accommodates up to 6-8 guests.

Lower Ground Floor
- Twin bedroom (can be made double on request)
- Family bathroom
- Utility room

Ground Floor
- Open-plan living and dining area
- Fully equipped kitchen

First Floor
- Two double bedrooms with en-suite bathrooms and balcony access

Exterior Grounds
- Swimming pool (10x5m, 1.6m depth) with wading pool
- Sun loungers and parasols
- Seating area
- Shaded dining area
- Built-in barbecue
- Large garden
- Outside shower

Additional Facilities
- Wi-Fi
- Private parking
- Safebox
- 65"Smart TV and docking station
- Iron and board
- Washing Machine
- Fan-coil conditioning
- Water back-up
- Underfloor cooling/heating
- Wood burning stove
- Welcome Hamper
- Juicer
- Ice Machine
- Cot available
- Z-bed available









Location & Local Information

Villa Armenoi is a luxurious villa located in the heart of Crete, offering stunning views of Souda Bay and the sea. Situated just 1km from the village of Tsivaras, near Chania, the villa provides a tranquil retreat in the midst of nature. The nearby beaches and bars of Kera, Almyrida, and Kalives, just a 6-minute drive away, offer a chance to relax and enjoy the north coast of Crete. A scenic drive through winding country roads and olive groves takes you to the traditional coffee houses of Douliana.

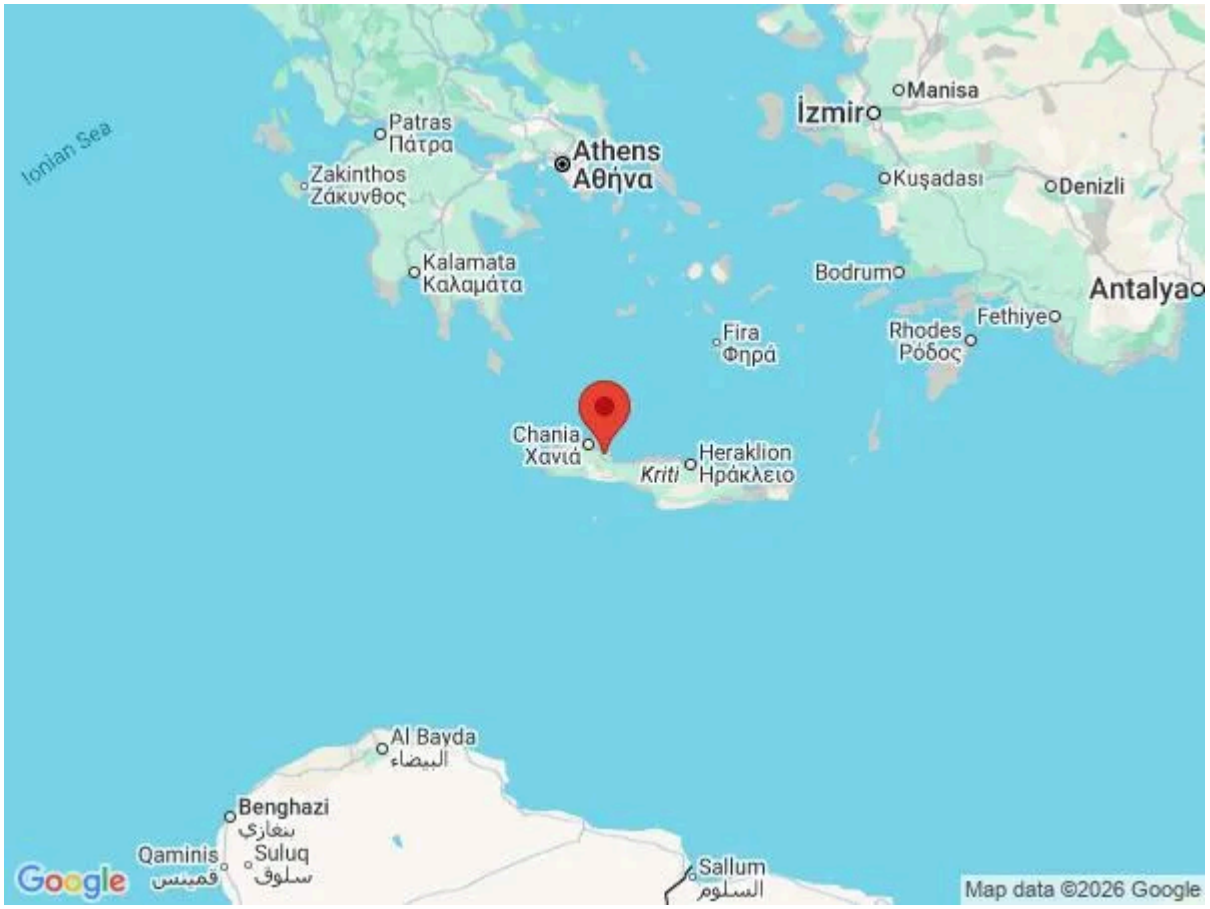
Chania, located 25km away, is the capital of Crete and known for its authentic culture and historic architecture, including the beautiful Venetian Harbour. The town boasts well-preserved medieval buildings, museums, churches, narrow shopping streets, waterfront restaurants, and crafts shops. Chania is also an excellent place to try local cuisine, wine, and traditional feasts. For history enthusiasts, there are several museums, as well as historical sites like the Samaria Gorge, Venizelos Graves, and the architectural complex of Tabakaria.

The villa is close to both larger, more popular beaches to the north and more secluded, traditional beaches to the south. Small seaside villages and deserted coves are also nearby for those seeking privacy. For a memorable day trip, the west coast beaches, such as Falasarna, are around 70km away, while the crystal-clear waters of the South Coast, including Sougia, are approximately 80km from the villa.

Villa Armenoi offers a perfect base for exploring Crete, combining natural beauty, history, and culture with easy access to some of the island's best beaches and attractions.

Local Amenities

Nearest Airport	**Chania Airport (31 km)**
Nearest Ferry Port	**Souda (16 km)**
Nearest Village	**Tsivaras (1 km)**
Nearest Town/City	**Chania (25 km)**
Nearest Restaurant	**Douliana (2 km)**
Nearest Beach	**Kalives Beach (3.5 km)**
Nearest Supermarket	**Supermarket Kalyves (3 km)**









What we love

- Villa Armenoi is tucked atop the hill-side, promising guests unforgettable views over the Mediterranean Sea, the mountains and the countryside of northern Crete!
- The perfect evening has to be sundowners at sunset, barbecue supper under the star-studded skies with the scent of lavender, rosemary and thyme while enjoying the cooling breeze.
- With alfresco dining, rows of sun-loungers, a magnificent 50m2 infinity pool and even a superb roof-terrace, you can spend many an hour out in your fantastic private garden enjoying the views!
- This traditional architecture, including vaulted ceilings and exposed stone walls, creates a perfect rustic twist on the luxurious contemporary interiors!
- Tavernas in Kalives and Douliana can be reached by foot, a 30 min walk away. Best to pack substantial footwear if you plan to do this. It's downhill going in, therefore uphill on the way back so best to get a taxi back!

What you should know...

- In this idyllic location, we recommend hiring a car throughout your stay to more easily access the local wonders, including the beach!
- The Villa sleeps 6 adults, a cot and z-bed can be provided to sleep an additional 7th (baby) and 8th (teenager/child) guest.
- There is a gym within a 5 minute drive that offers pilates and zumba classes
- Private Yoga sessions and personal training can be arranged at the villa

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?:** Bed linen, bath and pool towels are included in the rental price. Changed midweek.

- **Pets welcome?:** Not allowed

- **Other Ts and Cs:** EOT 1127278

- **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.

- **Other Cleaning:** Mid-week clean included

- **Smoking Allowed?:** Not permitted

- **Other 2:** 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.

- **Minimum stay:** 4 nights in July/August 2026. 7 nights during all other periods.

- **Internet access?:** The property has complimentary Wi-fi 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