

# Villa Physalis

Region: Sivota **Sleeps: 10**

## Overview

Positioned on a peaceful and leafy hillside, five-bedroomed Villa Physalis has spectacular views to the Ionian coast of Sivota.

Inside, the modern property is bright and airy; large windows help guests to make the most of the stunning sea views. The five-bedroom villa benefits from open-planned living and dining accommodation and a fitted kitchen with modern appliances, it also has air conditioning and Wi-Fi throughout. Walking through the property, it is clear that the style has been carefully considered, the contemporary interior is enhanced with touches of nature and Italian accents.

Outside, the high-end finish continues into the grounds. The large, private infinity pool with Jacuzzi is the perfect spot for a swim while admiring the views over the Ionian Sea. There is a covered alfresco dining area with a built-in barbecue, with comfortable furniture and is shaded; it's a great area to relax in any time of the day. The villa benefits from being close to its exclusive hotel resort, Domotel Agios Nikolaos and as a result has a full concierge service. Guests are welcome to use all the facilities at the hotel. For guests wanting to explore the local area, the beautiful coastal town of Sivota is nearby, while the nearest private beach is just a short stroll from the villa.

## Facilities

Resort Villa • Wow Factor • Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Washing Machine • Dishwasher • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Satellite TV • DVD • Cot(s) • High Chair(s) • Waterfront • Watersports • Sailing • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips



# Interior & Grounds

## The Villa

Villa Physalis is an elegant holiday home with a private infinity pool and just a few minutes away from the beach.

### Ground Floor

- Open-plan living and dining area with outdoor access
- Fully equipped kitchen
- Double queen bedroom with en-suite shower room
- Guest toilet

### First Floor

- Double bedroom with en-suite bathroom and balcony access
- Two double bedrooms
- Twin bedroom
- Bathroom with bath tub and overhead shower

### Exterior Grounds

- Infinity pool (10x5m; 1.40-1.80m depth)
- Jacuzzi in pool
- Sunbeds
- Poolside shower
- Shaded pergola with seating and dining areas
- Built-in barbecue
- Garden and manicured lawn
- Outdoor gym

### Additional Facilities

- Air-conditioning
- Wi-Fi
- Dishwasher
- Flatscreen television
- Bath amenities
- Coffee machine
- Hairdryer
- Private parking
- DVD Player
- Washing machine
- Access to outdoor covered gym
- Playstation

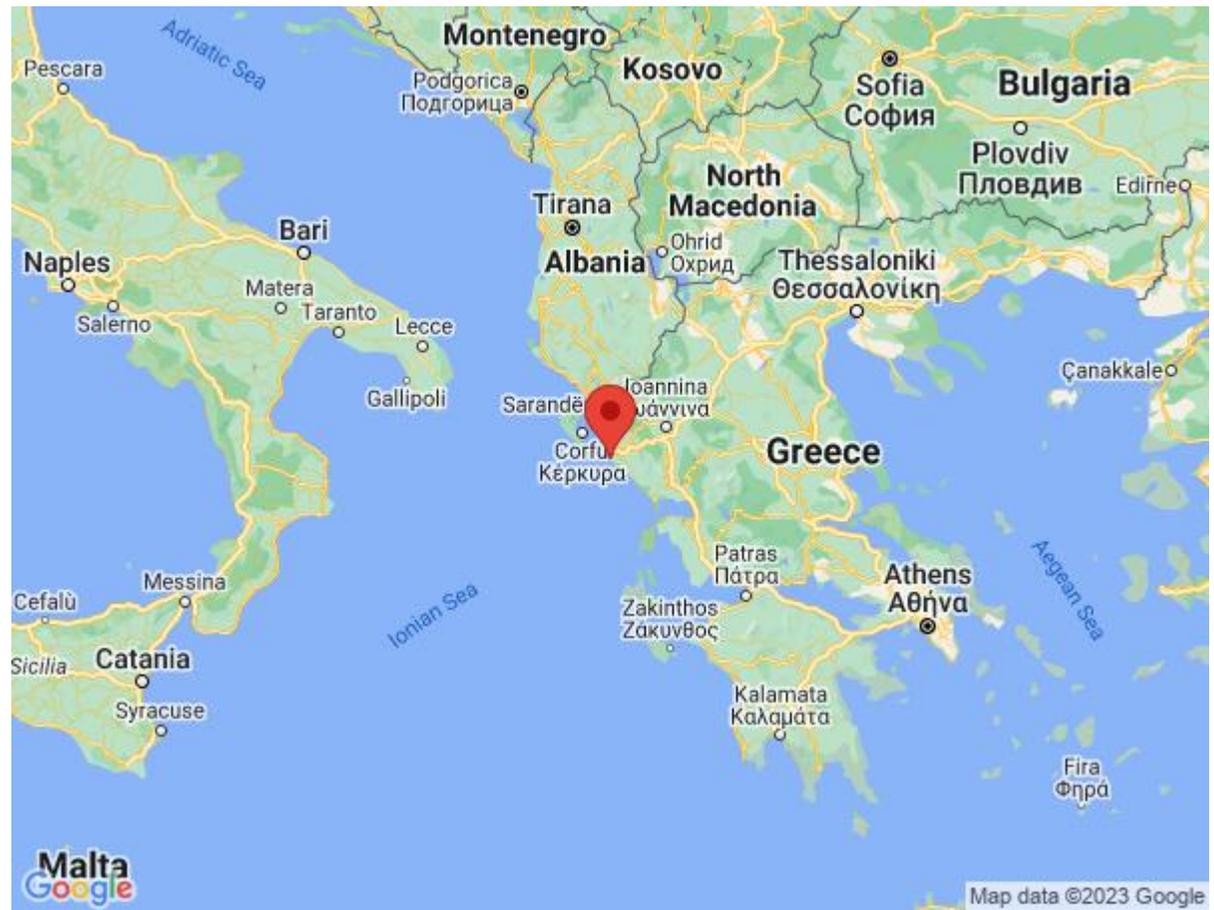


## Location & Local Information

Villa Physalis is in Sivota, a charming seaside village on the mainland of Greece, along the Ionian sea. We're talking sweeping sandy shores, luscious green islets, long sheltered beaches with clear, bath-warm waters and secret coves. Wander along the cobble streets – there are local tavernas, shops and supermarkets here – or head to Bella Vraka beach - a peaceful spot on a small island that, reached by wading through shallow water from the mainland. There are also plenty of other beaches to pick from, too. The art gallery in Sivota is perfect for picking up handmade souvenirs, or any of the local shops on the main streets will have local delicacies and products worth of bringing home!

Snorkelling and scuba diving are popular in the area. You could hop on a boat to discover the small islands of Mavro Oros, Agios Nikolaos and Mourtemeno. Hunt for your secret coves like the beaches Diapori and Alati. The most popular spot is in Agios Nikolaos – Pisina Beach, where powder-soft sands spill into transparent blue waters in a luscious green surrounding. In the centre of Agios Nikolaos you'll find a range of tavernas, cafés and bars serving both local and international cuisine, too. You can browse the traditional Greek architecture here also, meander through the winding streets or do a spot of shopping. Other famous beaches in the area include Kitroplatia Beach – a sandy stretch close to the amenities of the town – and Almyros Beach – set in a closed cove.

Head to the resort's beach bar for a Freddo Cappuccino, - a staple on a Greek's day. Alternatively, head to the marina and enjoy a delicious seafood platter at the Blue Coast Restaurant, where you can also try other delicious Mediterranean dishes and delectable desserts. Grabbing an outdoor table will allow you to look over the twinkling sea waters as you dine.



## Local Amenities

Nearest Restaurant	<b>Georgeos Family (1km)</b>
Nearest Beach	<b>Bella Vraka Beach (600m)</b>
Nearest Supermarket	<b>(1.3km)</b>
Nearest Airport	<b>Preveza Airport (91km)</b>



Nearest Village	<b>Syvota (1km)</b>
Nearest Town/City	<b>Igomenitsa (24km)</b>
Nearest Ferry Port	<b>Igomenitsa (24km)</b>

## What we love

- Only a short stroll to a beautiful private beach
- Spectacular views over the coastline and Ionian Sea from the private infinity pool
- The harbourside town of Sivota is so picturesque and has the most amazing sunsets. Have dinner on the harbourside watching the boats come in for the night.
- The terrace is the perfect place to sit, enjoying the view and sipping a glass of chilled rose wine.
- The outdoor gym means you can exercise and sunbathe at the same time!

## What you should know...

- The pool, while stunning, is quite deep so very young children may need supervision, also, access to the pool is through using a ladder which some guests may find more challenging
- The walk back to the villa can be quite steep, especially after dinner and drinks in the village, so sensible footwear is recommended!
- The villa is part of a small hotel resort, so clients can also enjoy the facilities it has to offer, this includes a private pool and beach bar.

# Terms & Conditions

- Arrival time: 16:00
- Departure time: 10:00
- Security deposit: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- End of stay cleaning included?: 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.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in rental price.
- Internet access?: Complimentary Wi-Fi internet access included in rental price
- Minimum stay: Minimum stay is 7 nights
- Changeover day: Sunday
- Pets welcome?: Pets are not welcome at this property.
- Pool heating charge?: Pool heating is included in the price except for July and August.
- Smoking Allowed?: Smoking is not allowed at this property
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.