

# Villa Xenia

Region: Aphrodite Hills Resort **Sleeps: 4**

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## Overview

The beautiful, luxurious Villa Xenia is perfect for a small family or two couples looking for a stylish haven where they can totally relax and step outside for some fun and active entertainment. The newly built Villa Xenia enjoys stylish interiors with contemporary flair and fabulous outdoor space. Villa Xenia is nestled in a newly constructed area of the phenomenal Aphrodite Hills Resort, Alexander Heights. It is a fabulous, south facing site that enjoys spectacular Mediterranean Sea views and is just a short stroll from the centre of the resort with its Village Square and superb amenities. Villa Xenia is classified as an 'Elite Junior Villa' so, in addition to the world-class sports facilities, guests staying here enjoy some very special privileges including private transfers to and from the airport, a luxury food parcel full of delicious goodies, branded luxury bathroom products that are replenished during your stay, daily cleaning of the villa, unlimited use of the Aphrodite Hills Kids Club for three to twelve year olds, access to the Retreat Spa and gym during your stay including a personalised consultation with a spa specialist regarding treatments upon request and a luxury collection benefit card which offers discounts and preferential rates throughout the resort. Guests also enjoy access to a holiday residence lounge with a luxury living area, children's play area and a terrace overlooking the 18th hole of the golf course.

Villa Xenia has been built and designed to a very high standard. The interior is stylish and contemporary with gorgeous furnishings and plenty of natural light. The attention to detail is very impressive and the accessories and wall art are imaginative. You will discover plush furnishings, a high quality Italian style kitchen, fully tiled bathrooms and superb fittings. The design is open plan making the villa flow perfectly from space to space. There are French doors everywhere which offer access to the terrace, pool and garden and offer delightful views from the living spaces. Guests can settle down on comfy sofas to watch a movie after a tiring day on the golf course. Even the most discerning foodies will delight in the contemporary, sleek kitchen with its high-gloss cabinetry and fantastic appliances. You can enjoy your delicious feasts inside or alfresco on the terrace.

The bedrooms are on the first floor. The master enjoys some fabulous artwork, a sumptuous kingsize bed covered with throws and colourful scatter cushions, a gorgeous rug and some trendy chairs. It also boasts a private furnished balcony that offers fantastic sea views and is the perfect spot for a late night glass of your favourite tippie or an early morning cup of coffee. The ensuite



bathroom is beautifully tiled and offers a bath with an overhead shower. The twin bedroom is also lovely with a television, armchair, luxury linens, a sea view balcony and an immaculate ensuite shower room.

Villa Xenia offers brilliant outside space. You can dine alfresco using the excellent summer kitchen and gas barbecue, enjoy pre-dinner drinks on the shaded terrace sitting on quality outdoor lounge furniture, take a glass of fizz down to the hot tub for an indulgent dip, swim in the pool or read your holiday book on one of the quality sun loungers. At the far end of the garden is a small artificial lawn, ideal for children's play or for sunbathing. Fragrant flowers, shrubs and fruit trees complete the pretty picture.

The five star, luxurious Aphrodite Hills Resort is the first and only comprehensive golf, leisure and real estate development in Cyprus. It is set on a beautiful, historical and mythological hill boasting breathtaking, panoramic views over the Mediterranean Sea and the birthplace of Aphrodite, the Greek goddess of love. Guests staying at Villa Xenia enjoy access to all resort activities aside from those in the hotel. This includes golf, tennis, a spa and much more. Guests can visit the beautiful Bonamare Beach, just 15km away from the resort.

Aphrodite Hills' award-winning, championship 18-hole PGA National Cyprus Golf Course was officially opened in 2002, designed by the acclaimed golf course architect and designer Cabell Robinson. In 2017, it was upgraded and reconstructed to gain its current status. It offers a challenging mix of pot bunkers, manicured fairways of lush Bermuda grass and generous tiered greens spread out over 6,289 metres and sprinkled with olive and carob trees. The course is built on two plateaus, separated by a dramatic 130 metre ravine with spectacular views over the Mediterranean. There is a fabulous Clubhouse which overlooks the 18th green and an extensive practice facility with two putting greens and a short game area. Golfers staying at Villa Xenia can rent clubs, manual trolleys and golf buggies with GPS technology so that you can order your snacks and drinks whilst finishing the front nine holes and have it ready at the half-way house. The resort's Golf Academy caters for golfers of all abilities, offering individual and groups lessons, a double ended driving range and the latest technology to offer expert advice on your game.

The Aphrodite Hills Tennis Academy features nine professional tennis courts of which five are plexi-cushion hard courts and four European red clay courts. There are also two padel courts. Guests can enjoy a selection of coaching services including private lessons and courses as well as hard and clay court hire with equipment provided, pro hitting sessions against a coach, ball machine hire and night lights. Tennis players and golfers can purchase an excellent range of clothing and equipment at the Pro-tennis and Pro-golf shops. In addition to golf and tennis, there is a soccer school, basketball, cycling and stables.

The Retreat Spa by Atlantica sits within the resort's beautiful, fragranced gardens enjoying Mediterranean Sea views. You will quickly surrender to the magical sensations of this sublime spa, one of the best in Europe. Showcasing gorgeous Elemis products, the spa offers an extraordinary range of treatments and even offers a Pamper and Express Spa for younger guests between six and fifteen years of age. The gym offers cutting edge 'TechnoGym' equipment, resistance and free weights, a multi-purpose aerobics studio and fitness classes. The spa also boasts a fabulous, expert hairdressing facility and a juice bar health restaurant which is available to anyone booking a treatment or day package at the spa. Don't forget to book your personalised consultation!

The Village Square is fabulous with a wonderful array of shops, bars and restaurants. If you do not want to cook at the villa one evening, you can head to the square for a delicious meal.

## Facilities

Resort Villa • Modern • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Satellite TV • Cot(s) • High Chair(s) • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen
- Cloakroom

### First Floor

- Master bedroom with king-size bed, balcony and en-suite bathroom
- Bedroom with twin beds, balcony and en-suite shower room

### Exterior Grounds

- Private swimming pool (*heated on request for an additional charge*)
- Jacuzzi
- Terrace
- Dining facilities
- Barbecue
- Sun loungers

### Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Nespresso machine
- Washing machine
- Iron & board
- Hairdryers
- Bathrobes & slippers
- Travel cot & highchair available on request
- Safe deposit box
- Parking space
- Access to Aphrodite Hills services and facilities (*please see the "Extras" tab for further details*)



## Location & Local Information

Villa Xenia enjoys a lovely spot in the new Alexander Heights area of the Aphrodite Hills Resort. It is within walking distance of many of the resort's activities. When staying in a villa at Aphrodite Hills, guests enjoy the best golf course in Cyprus, superior tennis facilities, an outstanding spa, stables, a village hub with shops, bars and restaurants and many other treats when staying at Aphrodite Hills.

The resort is a fifteen minutes drive from Paphos International Airport. You will be relaxing at your luxury villa in no time at all. The resort overlooks the fabled birthplace of the Greek goddess of love, Aphrodite and is within very easy reach of Pissouri Beach and village. The village of Pissouri is very colourful. During the summer it hosts a 'Cyprus night' in its lovely traffic free village square with dancing and music. The views from Pissouri village are spectacular. It is possible to see the shore line all the way to Limassol and the Troodos mountain range to the north, including Mount Olympus, the highest mountain on the island.

Aphrodite Hills is just 15km away from the beautiful, family friendly Bonamare Beach, easily reached by hire car or by private transfer which can be booked through the Reception desk. You can relax on sun loungers courtesy of the resort and enjoy delicious cocktails in the beach bar. There is a small charge for loungers, parasols and chilled water.

The historic city centre of Paphos is beautiful. It is a recognised site of historic and archaeological importance. The Ancient Greeks believed Aphrodite rose from the sea at Paphos and the entire town is on the UNESCO World Cultural Heritage List. This historic Old Town was restored to its former glory in 2017 and is the perfect spot for alfresco dining, watching glorious sunsets, shopping in Kennedy Square and Makariou Avenue or visiting and admiring the unique architecture of the public library. You will discover medieval, Ottoman and neoclassical buildings, some designed by the architect Andreas Christodoulides. Kennedy Square is the main square where there are frequent music events, art exhibitions and dancing. Archbishop Makarios Avenue is the main shopping street, enjoying gorgeous buildings dating back to the 1920's. The Old Town market sells leather goods, jewellery, souvenirs, sunglasses and designer labels. It is buzzy and fun and next door the Municipality market is perfect for stocking the villa with meat, fish, vegetables and fruit. For a cultural day out you can visit the Tomb of the Kings outside the northern walls of Paphos town and Kato Paphos Archaeological Park which houses impressive Roman mosaics. You will discover both trendy, fine dining restaurants and traditional Cypriot restaurants. Paphos Old Town's narrow cobbled streets are lined with unique shops selling paintings, silk, porcelain, carved wood, jewellery or food products such as delicious carob syrup,



marmalades, honey and Cypriot sweets.

The dramatic Troodos Mountains are perfect for an alternative day out. The scenery is spectacular and amid the cool pine and cedar forests, you will discover some spectacular ancient churches along with spectacular scenery. Ten of the churches have been awarded World Heritage Status in recognition of their incredibly detailed and vibrant Byzantine frescoes.

## Local Amenities

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|---------------------|--|
| Nearest Airport     | <b>Paphos International Airport<br/>(15km)</b> |
| Nearest Town/City   | <b>Paphos<br/>(25km)</b>                       |
| Nearest Beach       | <b>Bonamare Beach Club<br/>(15km)</b>          |
| Nearest Restaurant  | <b>On site<br/>(Walking distance)</b>          |
| Nearest Bar/Pub     | <b>On site<br/>(Walking distance)</b>          |
| Nearest Supermarket | <b>On site<br/>(Walking distance)</b>          |
| Nearest Golf        | <b>On site<br/>(Walking distance)</b>          |
| Nearest Tennis      | <b>On site<br/>(Walking distance)</b>          |

## What we love

- Villa Xenia is one of the resort's 'Elite' properties with some wonderful added value perks including private transfers, a luxury food package, luxury toiletries, daily cleaning, unlimited kids club access, access to the spa and gym and more
- Guests enjoy outstanding facilities at Aphrodite Hills including its award-winning, prestigious golf course and golf academy, superb tennis courts, padel tennis courts, a luxury spa, horse riding, soccer, bike hire and some excellent restaurants and cafes
- The villa's location is brilliant. It offers sea views and is within walking distance of the Village Square with its fabulous shops, bars and restaurants
- Villa Xenia is a wonderful choice for small families. There is plenty of helpful equipment available for hire

## What you should know...

- Please note that rental of the villa does not include access to the onsite Aphrodite Hills Hotel or the TUI Sensatori/Blue brand facilities or amenities, including restaurants and bars, children's splash pool, evening entertainment at the hotel courtyard
- Pool heating is available for an additional charge. If you would like this, please request pool heating at the time of booking if possible

# Terms & Conditions

- Security deposit: A credit card pre-authorisation will be required upon arrival
- Arrival time: check-in times are between 2pm - 1am
- Departure time: 10am
- Energy costs included?: Yes, included in rental price
- Linen & towels included?: Yes, including pool towels.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €65 per day(to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other 2: This property has solar heating for the hot water in the house, however for times when it is cloudy or the solar heated water is not sufficient there is a switch for backup electrically heated water. Details can be given on site.
- Internet access?: Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- Changeover day: Flexible
- Minimum stay: Please note that there is a 7-night minimum stay
- End of stay cleaning included?: Yes and mid-stay cleaning also included. 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.
- Pets welcome?: No pets
- Smoking Allowed?: No smoking
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings and any accidental damage caused during their stay.