

# Villa Kostakis

Region: Pernera Sleeps: 10

## Overview

Villa Kostakis is a five-bedroom villa with picturesque vistas of the sea and the stunning eastern coast of Cyprus. Perched in an elevated position overlooking the charming resort town of Protaras, this villa offers an ideal vantage point to appreciate the island's natural beauty. With a beach just a short drive away, you'll have plenty of opportunities for relaxation or thrilling water sports. Additionally, the resort centre is nearby, providing access to shops, tavernas, and cultural attractions.

The exterior of Villa Kostakis exudes a classic Mediterranean charm with its whitewashed walls, terracotta red-tiled roofs, and graceful archways. The villa is enveloped by tall pine trees and shrubbery, creating a secluded and tranquil ambiance. Inside, the spacious open-plan living room, kitchen, and dining area offer comfort and convenience. Plush sofas, a television, and a dining table for ten ensure a pleasant stay, and the fully-equipped kitchen makes self-catering a breeze.

Two of the five stylish bedrooms are situated on the ground floor, comprising a double bedroom and an en-suite twin bedroom. For added convenience, there's a utility room equipped with a dishwasher and washing machine. Upstairs, you'll discover the remaining three bedrooms – two doubles and a twin, along with the main bathroom. The master bedroom boasts an en-suite bathroom and a walk-in wardrobe, while all rooms feature large windows that frame the captivating natural scenery.

Outside, the garden beckons with an alfresco dining table and barbecue, perfect for leisurely meals. The private swimming pool is surrounded by cushioned sun loungers and chairs, providing ample seating options for indulgent days of sunbathing. When you seek respite from the sun, the villa offers full air-conditioning. And don't forget the Wi-Fi, ideal for keeping your friends and family updated on your adventures.



## Facilities

Villa/House • Modern • Great Value • Private Pool • Heated Pool •  
Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con  
• Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport •  
BBQ • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box •  
Hairdryer • Ground Floor Bed & Bath • Satellite TV • DVD • Cot(s) •  
High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •  
Historical Sites • Boat Trips

# Interior & Grounds

## **Ground Floor**

- Large, open-plan living room, kitchen and dining area
- Utility room
- Double bedroom
- Twin bedroom, en-suite shower room
- Utility room
- WC

## **First floor**

- Master bedroom, ensuite bathroom with shower, walk in wardrobe
- Double bedrooms
- Twin bedroom
- Family bathroom with bath and shower

## **Outside**

- Swimming pool 7m x 3.5m, depth 1.55m - 1.20m
- Pool heating on request, extra charge
- BBQ
- Parking
- Private garden,
- Sun loungers
- Table and chairs

## **Other**

- Airconditioning
- Widescreen TV
- Smart TV Box
- Dining table and chairs for 10
- Baby Cot (Upon Request)
- Central Heating Upon Request
- Cooker
- = Dishwasher
- DVD player
- Filter coffee maker
- Fireplace
- Freezer
- Fridge
- Hair dryer
- Iron and Board
- Kettle
- Log fire
- Microwave
- Satellite TV



- Toaster
- Washing machine
- Wi-fi available
- Widescreen TV

## Location & Local Information

Villa Kostakis is located in the Ayia Triada area, just a short drive from the bustling resort centres of Kapparis, Pernera, and Protaras. This charming region of Cyprus is renowned for its Blue Flag beaches, welcoming local tavernas, and historic landmarks. In Protaras centre, you'll find an array of shops and market stalls where you can pick up souvenirs or fresh local produce. Take a break and enjoy a refreshing iced coffee or a tasty meal at one of the numerous restaurants, bars, or cafés. When night falls, you can try your hand at karaoke or savour cocktails at one of the bars.

A must-visit beach is Fig Tree Bay, boasting golden sands and tranquil, crystal-clear waters perfect for swimming and snorkelling. If you're a water sports enthusiast, there are ample opportunities for sea kayaking, parasailing, and more. At Fig Tree Bay, you'll discover a small island that you can swim to, as well as a scenic coastal boardwalk and a rock cave. For those seeking more challenging hikes, picturesque coastal trails lead to Louma Beach and Lombardi Beach, both excellent destinations for a day out.

Don't miss the chance to explore Cape Greco National Forest Park, featuring pristine waters and protected pine forest trails. You can explore the area on foot, by bicycle, or on horseback, enjoying fantastic views of nature, the sea, and coastal cliffs. Cape Greco is also a popular destination for scuba divers, whether you're a novice or an experienced diver. It offers a variety of caves, rock formations, and canyons, easily accessible via a boat trip.

## Local Amenities

Nearest Airport	<b>Larnaca (65km)</b>
Nearest Beach	<b>Ayia Triad (470 metres)</b>
Nearest Restaurant	<b>Tony's (1.1km)</b>
Nearest Supermarket	<b>Metro (1.8km)</b>



## What we love

- Quiet and peaceful location overlooking the sea. Yet you're only a short drive from the popular resort centres of Kapparis, Pernera and Protaras.
- The spacious modern interiors creating a light and welcoming setting.
- Great area with numerous sandy beaches nearby and a good selection of restaurants and bars, all within a 15 minute walk.

## What you should know...

- There are other villas nearby, however Villa Kostakis is surrounded by tall trees for privacy.
- The villa is spread over two floors. There are two bedrooms on the ground floor – ideal for those who have limited mobility.

# Terms & Conditions

- Pool heating charge?: Pool heating is available and charged at 50 euros a day extra. This will raise the temperature by a maximum of 5°C.
- Security deposit: €250 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: Guests are invited to check in from 16:00
- Departure time: Guests are requested to checkout by 10:00 on day of departure.
- Energy costs included?: Energy costs are included in villa price
- Linen & towels included?: Linen and towels are included in villa price, not pool towels
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Smoking Allowed?: Guests are requested not to smoke inside the property.
- 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.
- 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
- Minimum stay: 7 nights
- Changeover day: Flexible