

# Villa Karkinos

Region: Protaras **Sleeps: 10**

## Overview

With five immense bedrooms, an incredible private pool and sea views, Villa Karkinos is an unbeatable holiday-home for up to 10 lucky guests, bursting with living spaces both inside and out.

Your wonderful living spaces are incredibly varied, and all equally beautiful, with a conservatory area flooded with natural light, as well as a gorgeous array of rooms all around it. There's a cosy lounge to one side with two sofas and a TV, and a delightful open-plan space to the other, through which you can access the pool terrace and enjoy these stunning sea-views. There are more sofas to one side, a dining area, and along the back wall is a sublime kitchen, with contemporary fittings in a sleek dark-wood and all the latest mod cons. There is an additional lovely living room among the spectacularly varied facilities which is fabulously warmly lit and invites you to put your feet up, grab a glass of something refreshing and relish the holiday-feeling!

There are five incredible ensuite bedrooms across this extraordinary home, all of which feature incredible king-size beds for your comfort. For those in the master suite, simply roll up the blinds on this immense set of patio doors and step outside onto this incredible terrace for the perfect start to the day! A huge window stretching across the wall offers unbeatable views across the shimmering sea in the distance from your huge, cosy bed. Along the other wall is a huge set of wardrobes, ensuring space for all your holiday gear! All four other rooms have the same incredible king-size bed, classic décor and a luxurious feel. Accompanying the rooms are five beautiful marble bathrooms, each with a stunning walk-in shower.

Stepping outside, you can enjoy the beautiful pool terrace, with decking which surrounds your stunning private pool. Set up for an evening of alfresco dining, admiring the vibrant sunset colours across the sea and the immense sky. A BBQ in the garden ensures you can really spice up mealtimes! From here, surrounded by beauty, you can enjoy these incredible views across the sea! Head down the stairs to your private spot on the lawn, complete with loungers for you to enjoy the views and the sunshine at the same time!

Within walking distance, you'll find supermarkets and restaurants, while Fig Tree Bay beach is just 800 meters away!



## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers •  
Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi  
• Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport •  
BBQ • Satellite TV • DVD • Cot(s) • High Chair(s) • Waterfront •  
Walking/Hiking Paths • Cycling • Horse Riding • Outstanding Landscapes  
• Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Karkinios is a modern spacious villa that offers spectacular sea views. There are 5 bedrooms, 5 bathrooms and up to 10 people can be accommodated.

### Ground Floor

- Reception area with retractable glass ceiling, sunbeds and a sofa bed
- Open plan living area
- Fully equipped kitchen and dining area
- Second living room
- Shower room

### Lower Ground Floor

- Two double bedrooms with King size beds and en-suite bathrooms
- Two double bedrooms with King size beds and en-suite shower rooms
- Utility room

### First Floor

- Double bedroom with King size bed and en-suite bathroom with a Jacuzzi bath

### Exterior Grounds

- Swimming pool
- Pool deck
- Sun loungers & parasol
- Outdoors alfresco dining table
- Lawn

### Additional Facilities

- Air conditioning
- Dishwasher
- Hair dryer
- Washing machine
- Tumble dryer
- Iron & board
- Playstation
- Satellite TV
- Baby cot & high chair (upon request)



## Location & Local Information

Protaras is a firm favourite for family holidays to Cyprus, as its location amid the countless beaches and jagged coastline provide a little something for everyone! Not to mention it's just 10 minutes from the lively nightlife of Ayia Napa!

The beaches are somewhat world-famous, and rightly so. The nearby Fig Tree Bay is the jewel in the crown of this fabulous coast, with a water sports centre offering pedalos and jet-skis, banana-boats and surfboards, and a golden little island within swimming distance where you can snorkel and admire the vibrant fish! And there are many other beaches to enjoy alongside this coast, including several with Blue Flag status. For a more secluded and tranquil option, there are Green Bay and Sirena Bay, both absolutely beautiful options, and there are pleasant, scenic coastal trails connecting the string of bays and sheltered coves.

On the outskirts of the resort, you can even find one of the National Forest parks of Cyprus, providing the perfect alternative to a day at the beach. If you can, muster up the strength to climb the 300 steps up to Ilias Church, you won't regret it!

This property is also within a 45-minute drive of Larnaca International Airport, so getting in and settled into your home-from-home will be quick and easy!

## Local Amenities

|                     |  |
|---------------------|--|
| Nearest Airport     | <b>Larnaca International Airport<br/>(66 km)</b> |
| Nearest Airport     | <b>Protaras<br/>(Walking distance)</b>           |
| Nearest Town/City   | <b>Ayia Napa<br/>(12 km)</b>                     |
| Nearest Restaurant  | <b>Poseidonio restaurant<br/>(400 m)</b>         |
| Nearest Beach       | <b>Fig Tree Bay Beach<br/>(800 m)</b>            |
| Nearest Supermarket | <b>Rossos Supermarket<br/>(400 m)</b>            |



## What we love

- Stunning sea views from throughout the villa, including from several gorgeous bedrooms, is the cherry on the cake of this delightful villa!
- Chill out on by your private pool and on the large lawn, with alfresco dining on the pool terrace, for the dream holiday in the sunshine!
- With an ensuite bathroom for all five bedrooms, you're guaranteed privacy and comfort!

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Both a cot and high chair are available upon request
- Larnaca International Airport is around a 40-minute drive away

# Terms & Conditions

- 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: 4pm
- Departure time: 10am
- 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 and bath towels are included in the rental price. Please bring your own pool towels.
- Energy costs included?: Yes, included in rental price.
- Heating costs included?: Yes, included in rental price.
- 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.
- Minimum stay: 7 nights
- Changeover day: Flexible
- Smoking Allowed?: Not permitted
- 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.