

# Villa Patticheio

Region: Ayia Napa Sleeps: 12

## Overview

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rewrite in british english- Relax in style and modernity in the outstanding Villa Patticheio. This six-bedroom villa, sleeping 12, in Larnaca is perfect for large or extended families and multiple groups of travellers! Unwind with pizzazz in exquisite interior and immaculate exterior spaces, complete with sea views! Outdoors, immaculately laid exteriors invite guests to kick back and relax under the sway of palm trees. Indoors the finest contemporary décor and furnishings have been laid across sleek and clean-lined spaces. Hosting a whopping six bedrooms, you can even bring over the extended family for a breakaway from the mundane! The lounge is bathed in the glorious island sunlight, courtesy of floor-to-ceiling windows and patio doors! At night, it is softly illuminated by coloured ceiling lights, adding to the elegance of this area. The seats are chicly designed, and there's more than enough room for the whole family to come together and enjoy a movie or two on the settee! In this wonderfully open-plan room, guests can bring food and drinks to serve on the massive dining table which accommodates the full capacity of this villa! To finish-off this complete communal area, you are offered the opportunity to make use of a sleek, fully-equipped kitchen! Whether you simply want to store refreshments for your stay or make a full-blown feast, you have everything you need and more! Six bedrooms are set across three floors in this amazing villa! Even those with mobility issues will have no trouble getting around in this villa with the inclusion of a lift which runs from the basement up to the first floor! Choose from six bedrooms across the three floors, five with super king-size, king-size and double beds and en-suite bathrooms with jacuzzi baths and a sixth in the attic, with two single beds. The interiors even offer saunas and steam rooms in the master bedroom, and sweeping views from the attic bedroom's veranda! Villa Patticheio helps those who need to stick to their workout regimes the chance to do so with a gym in the dwelling! When you are done, jump straight into the divine outdoor pool! Dry off after your soak on cushioned sun-loungers and sofas on the patio and head over to the alfresco dining table to enjoy a beautiful meal to finish or start days of joy!

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Relax in style and modernity at the exceptional Villa Patticheio. This six-bedroom villa, accommodating 12 guests, in Larnaca is ideal for large families or multiple groups of travelers! Unwind with flair in the exquisite interior and pristine exterior spaces, complete with sea views!

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Outside, immaculately arranged exteriors invite guests to unwind beneath the swaying palm trees. Inside, the finest contemporary decor and furnishings greet you in sleek and serene spaces. With a total of six bedrooms, you can even bring along the extended family for a getaway from the ordinary!

The lounge is bathed in the glorious island sunlight, courtesy of floor-to-ceiling windows and patio doors! In the evenings, it is softly illuminated by coloured ceiling lights, adding to the elegance of this area. The seating arrangements are stylishly designed, with ample room for the entire family to gather and enjoy a movie or two on the sofa! In this wonderfully open-plan room, guests can bring food and drinks to serve on the spacious dining table, which accommodates the full capacity of this villa! To complete this communal area, you have the opportunity to make use of a sleek, fully-equipped kitchen! Whether you simply wish to store refreshments for your stay or prepare a lavish feast, you have everything you need and more!

This amazing villa features six bedrooms spread across three floors! Even those with mobility issues will have no difficulty navigating this villa, thanks to the inclusion of a lift that runs from the basement up to the first floor! Choose from six bedrooms spread across the three floors, five of which offer super king-size, king-size, and double beds, along with en-suite bathrooms featuring jacuzzi baths. The sixth bedroom is located in the attic and comes with two single beds. The interiors even boast saunas and steam rooms in the master bedroom, as well as sweeping views from the attic bedroom's veranda!

Villa Patticheio caters to those who wish to maintain their workout routines, offering a gym within the residence! After your workout, take a refreshing dip in the divine outdoor pool! Dry off on comfortable sun loungers and sofas on the patio, and then head over to the outdoor dining table to enjoy a delightful meal to start or end your days of bliss!

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## Facilities

Villa/House • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Smart TV • Satellite TV • Gym/Fitness Room • Table Tennis • Cot(s) • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

Villa Patticheio is a fantastic holiday home with modern facilities. There are 6 en-suite bathrooms and it hosts up to 12 guests.

### Ground Floor

- Open-plan living room with two seating areas
- Dining area for 12 guests
- Fully equipped kitchen with dining area
- Office
- Two guest toilets
- Utility room

### First Floor

- Three double bedrooms with en-suite bathrooms
- Twin bedroom with en-suite bathroom

### Second Floor (attic)

- Double bedroom with en-suite shower room and balcony

### Lower Ground Floor

- Double bedroom with en-suite shower
- Gym with shower
- Storage room
- Garage

### Exterior Grounds

- Swimming pool
- Sun loungers
- Alfresco dining area
- Barbecue
- Garden and lawn
- Small playground

### Additional Facilities

- Central heating and air-conditioning
- Fireplace
- Smart home (automated music, blings and lights)
- Sauna and steam shower in master bedroom
- Jacuzzi bath in master bedroom
- Miele appliances
- Lift for 8 people
- Television in living room and bedrooms
- Wi-Fi



- Netflix
- Music system indoors and outdoors
- Washing machine
- Tumble dryer
- Dishwasher

## Location & Local Information

The third-largest island on the Mediterranean Sea, Cyprus is a sun-soaked outlet, offering tonnes to do, eat and see! Throw in outstanding beaches, and you have a destination well worth the visit!

Villa Patticheio sits in the south of the island and offers peace and tranquillity when you retreat home as well as access to Larnaca centre, which is a short drive away!

The villa is located just a few metres from the vast Larnaca Salt Lake. Not too far from the villa, from November to March, you can spot flamingos in the area. This beautiful image against a sunset makes for a stunning photography occasion! Larnaca and its sunny beaches are less than a 10-minute drive from the villa. Larnaca surprisingly boasts a whole range of cultural and historical sites for you to explore or have fun in! Visit the Municipal Art gallery or the Pierides Museum for a taste in the local culture. The famous and central beach of Finikoudes sits between the picturesque marina and the medieval castle of Larnaca. At night Larnaca bursts into life with places to drink and chatter into the early hours of the morning or places to swing, hip-shake and boogie down in the town and seafront until the sun comes up!

Cyprus's location and history with both Greece and Turkey lend to delectable cuisine, filled fine and fresh flavours! Enjoy grilled meat kebabs, that have been carefully marinated, fried halloumi cheese, olives, pitta bread, lamb, artichokes, chickpeas and rabbit stews! As well as this, guests have the opportunity to dine on more familiar tastes in international restaurants and global franchises!



## Local Amenities

Nearest Airport	<b>Larnaca International Airport (8 km)</b>
Nearest Town/City	<b>Larnaca (2 km)</b>
Nearest Restaurant	<b>Zenon Tavern (800 m)</b>
Nearest Beach	<b>Finikoudes Beach (2.5 km)</b>
Nearest Supermarket	<b>Kouros Supermarket (800 m)</b>



Nearest Shop

**Convenience Shop**  
**(200 m)**

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## What we love

- This exquisite villa offers a whopping six bedrooms for twelve guests to relax and have fun in!
- Sea views on terraces, an outdoor pool and lounging options indoors and out will have you set for an unforgettable time!
- Villa Patticheio sits next to several beaches and the illustrious city of Ayia Napa!
- Villa Patticheio has an area suitable for working from a laptop
- You can book a yoga or pilates teacher for lessons at the villa, make your holiday super rejuvenating
- Two ovens, makes it a great villa for entertaining a crowd

## What you should know...

- There is poor heating available for a daily fee
- Car hire will allow you to explore as much of Cyprus as your days will allow you!
- Please note the outdoor floors are marble, which may be slippery when wet



# Terms & Conditions

- Security deposit: €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to 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, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in rental price.
- 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.
- Minimum stay: 4 nights
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €30/day (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Included in rental price
- 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.