

# Villa Eudoxie

Region: Protaras Sleeps: 4 - 5

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## Overview

The brand new Villa Eudoxie is within a stunning, contemporary development just a few steps from the gorgeous Fig Tree Bay at Protaras. The town's strip, with fantastic restaurants, bars and shops, is within 5 minutes walk from the villa so this is the perfect location for a relaxed holiday. The villa has two bedrooms so it sleeps four comfortably. With a fabulous, sleek, minimalist design, Villa Eudoxie is beautiful and striking. Glass doors everywhere illuminate the villa, so it is a bright, welcoming space. This small, sensational development is very tranquil despite being within walking distance to everything. Quality materials have been used as well in conjunction with modern design. It is cool and trendy.

Protaras is an excellent destination in Cyprus. It is only 10-15 minutes to the vibrant Ayia Napa and an easy journey to discover the majestic Troodos Mountains and the villages within. Cyprus boasts some extraordinary beaches, including Fig Tree Bay, but there is much more to this wonderful island.

Villa Eudoxie offers comfortable open plan living with a superb kitchen, a lounge area with a widescreen wall-mounted TV and a modern log fire and beautiful furnishings. The ground floor is surrounded with cool bi-fold doors leading to the terrace and pool. Astroturf surrounds the pool with excellent visual effect as well as sun loungers and alfresco dining, complete with a barbecue. It is a beautiful spot to enjoy the balmy evenings.

Upstairs there are two sublime bedrooms, one double and one twin. Both bedrooms have trendy fitted wardrobes. They share a pristine, dazzling bathroom, and there is a first-floor balcony. The gorgeous Villa Eudoxie is simply perfect for a small family or friends holiday.



## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers •  
Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach  
• Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Safety  
Deposit Box • Hairdryer • Smart TV • Satellite TV • Table Football •  
Cot(s) • High Chair(s) • Watersports • Walking/Hiking Paths • Golf Nearby  
• Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit &  
Activities • Tourist Towns & Villages • Historical Sites • Romantic • Scuba  
Diving • Paragliding • Boat Trips

# Interior & Grounds

## The Villa

Villa Eudoxie is an attractive two bedroomed villa within walking distance of beaches and amenities. With a private pool it's the perfect place to relax and soak up the sun.

### Ground Floor

- Open plan living, kitchen and dining room, with bi-fold doors to pool area
- Bathroom with shower & WC

### First Floor

- Double bedroom, balcony
- Twin bedroom, balcony
- Family bathroom with shower and WC

### Exterior

- Private swimming pool, ladder access 3.35m x 8m, depth 0.90m-1.50m
- Outdoor dining & furniture
- Sunbeds
- Sun loungers
- Barbecue area

### Other

- IPTV
- Nespresso
- Iron and board
- Microwave
- Washing machine
- Toaster
- Wii





## Location & Local Information

Cyprus offers visitors sun-soaked stretches of fine, stunning sandy beaches with every conceivable watersport, a stunning interior with wildflower meadows and dense vineyards, sweeping pine-clad mountains perfect for hiking, cycling and even winter skiing, a tumultuous history with ancient buildings and fantastic party and dining scenes. Cyprus is nicknamed 'the island of the Saints' as boasts so many monasteries and churches.

Protaras is a great location for a holiday in Cyprus. The beaches are amazing, and it has excellent facilities though it remains peaceful and very smart. You can walk to the stunning Fig Tree Bay from Villa Eudoxie. It is one of the best beaches in the area, and the ancient, lone fig tree on the beach is featured on many postcards. The beach boasts calm, turquoise waters, glistening white sand and buzzy beach bars and restaurants. There is an excellent selection of watersports on offer. You can swim out to a little island. Above the bay are excavated Hellenistic tombs. To the northwest, you will find the limestone Church of Profitis Ilias which marks one end of the nature trail that leads to Konnos Beach. Protaras has an excellent promenade and beach path. You can enjoy hiking trails to Louma Beach and Lombardi Beach. The walks around Protaras are very scenic. Other excellent beaches nearby are Green Bay, about 10 minutes away and Sirena Bay, a secluded gem.

If you want to party, Ayia Napa is a 10-15 minute ride away from Protaras. It is the legendary party town of Cyprus with late-night beach parties, karaoke bars and nightclubs. Ayia Napa does also have a peaceful side and boasts 14 Blue Flag beaches along an 8 km coastline. Sandy Beach is perfect for families and Makronissos Beach offers fantastic watersports. Ayia Napa also has its delightful Municipal Museum, a Medieval monastery and fabulous tavernas along the harbourside.

A wonderful day trip is to visit the ghost town of Varosha, roughly 40 minutes away. Varosha was deserted overnight during the Turkish invasion and has remained abandoned. It is very popular to visit and so eerie.

Meze is a delicious way of tasting the delicious local cuisine. You can enjoy creamy hummus, afelia which is pork cooked in red wine, kebabs including sheftalia, halloumi, baklava and many deserts flavoured with rose water, almonds and pistachos.



In the centre of the island, you can visit the Troodos Mountains. The highest peak Mount Olympus hosts the Sun Valley and North Face ski areas with five ski lifts. You will enjoy cool, pine-scented air, lonely monasteries, quiet mountain villages and painted Medieval churches. The south-facing foothills are draped in vineyards. You will find some lovely panoramic picnic spots. The best villages to head for are Fikardou and Machairas.

## Local Amenities

Nearest Airport	<b>Larnaca (64km)</b>
Nearest Beach	<b>Sunrise (700m)</b>
Nearest Restaurant	<b>Various (500m)</b>
Nearest Supermarket	<b>Lidl (1km)</b>

## What we love

- Villa Eudoxie offers the perfect space for four guests in a luxury, new development
- You can walk to the beach, shops, bars and restaurants from this villa
- Fir Tree Bay is absolutely stunning with fine, white sand, excellent watersports, lovely bars and restaurants and a beautiful panoramic view

## What you should know...

- You can manage without a car at this villa, though if you want to visit the Troodos Mountains or other island towns you may still want to hire one
- You can take a wine tasting tour of the vineyards and the Troodos Mountains
- There is plenty to do on the island with children

# 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 or later
- Departure time: 10am or earlier
- Energy costs included?: Yes, included in rental price.
- Linen & towels included?: Yes, excluding pool towels.
- Pets welcome?: No
- Smoking Allowed?: Not permitted
- 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.
- 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.
- 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.