

# Villa Attica

Region: Paphos **Sleeps: 6**

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## Overview

White-washed walls, exquisite stonework and historical features make this brand-new stunning villa feel welcome in its tranquil setting. Isolated in the countryside with only the neighbouring Villa Argolid close-by, you can soak in the serene landscapes and culture of Cyprus, enjoying a moment of solitude with those closest to you. Built with owner's imagination engraved into the design, this unique property effortlessly combines the traditional architecture and colonial-influenced design with its enchanting backdrop, giving you a remarkable holiday setting.

The front door sets the scene for the romance and charm of the villa's interiors. Over a hundred years old, this handmade door was renovated to fit the property, speaking of the old whilst opening the way to the new. Inside, the living areas are spread over one floor, forming a 'U' shape around a beautiful central courtyard. At the centre of the villa is a luxury, domed Jacuzzi room, large enough for six and set up to melt away any lasting worries. A guest cloakroom with a shower and some gymnasium equipment is also located next to the Jacuzzi for your use.

The villa's main living area is open plan, adopting the same charm and romance as the rest of the property, yet with modern features blended in. The kitchen is equipped with everything you need to prepare delicious meals, with a dining table to seat everyone together and comfortable sofas so you can put your feet up. A stone hearth adds comfort even in the cooler months, so you can enjoy the peace and tranquillity of Villa Attica all year round.

There are three bedrooms spread over the ground floor, including a master suite just a few meters from the pool, a double bedroom and a twin bedroom. Each designed with its own luxury en-suite, every guest has their own privacy and space.

Outside, the bordering olive trees and fragrant jasmine add romance to the setting. The garden and swimming pool offer all the privacy you desire to enjoy long days outside, or afternoons sitting under the veranda with a cool glass of wine. There is an outdoor built-in dining area with a stone fireplace so you can spend long evenings outdoors. This charming villa is one of a kind, an idyllic setting for a holiday in Cyprus.



Note: Some of the photos may be of the neighbouring villa, Villa Argolid, the villas are of similar style and design.

Facilities

- Villa/House • Modern • Private Pool • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Restaurant • <1hr to Airport  
• Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV  
• Spa/Massage • Gym/Fitness Room • Cot(s) • High Chair(s) •  
Watersports • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages • Historical Sites • Romantic • Boat Trips

# Interior & Grounds

## The Villa

Villa Attica is a newly-built, modern villa - located north of Paphos. Featuring a domed Jacuzzi room and a rooftop terrace, this 3-bedroom villa is ideal for a sunny gateway holiday.

### Ground Floor

- Open-plan living and dining area with outdoor access
- Fully equipped kitchen
- Bedroom with king-size bed, en-suite bathroom and outdoor access
- Bedroom with queen-size bed, en-suite bathroom and outdoor access
- Twin bedroom with en-suite bathroom and outdoor access
- Jacuzzi room
- Gym room

### Exterior grounds

- Freshwater swimming pool (10x5.5m, 1.40m depth)
- Sun loungers
- Parasols
- Outdoor seating area
- Outdoor dining area
- Built-in barbecue
- Rooftop terrace with sun loungers

### Additional Facilities

- Wi-Fi
- Air-conditioning
- Fireplace
- Smart TV - with several English channels
- Mosquito nets
- Dishwasher
- Nespresso Machine
- Washing machine
- Pool towels
- Mosquito nets
- Baby cot and high chair (on request)





## Location & Local Information

For those looking for a small piece of solitude, a tranquil retreat away from the hustle and bustle, Villa Attica is the perfect place. This purpose-built villa combines traditional architecture with the beautiful surrounding landscapes, effortlessly sitting amongst the countryside to provide you with a luxury experience in rural Cyprus. To reach the villa there is a private road and a driveway leading of the Polis/Paphos road. The villa itself is set within a large plot of land, overlooking the beautiful countryside, including the hillside villages of Miliou and Yiolou. Shaded with oleander and olive trees, the location feels relaxing the moment you arrive.

The nearby villages are set amid citrus orchards, and you can enjoy the natural scents as you wander around. Villa Attica is located in a traditional Cypriot hamlet on a hillside just 10km from Polis and 15km from Paphos Town. For general amenities, you will find a supermarket a short drive away in Polis and several local tavernas within a ten-minute drive. The closest airport is in Paphos, 25km away from the villa, so once you land you are almost there, and you can instantly relax.

Cyprus becomes more and more popular every season, famed for its 300 days of sunshine each year. The largest island in the Mediterranean, it sits at the crossroads of three continents creating a blend of cultures that make it truly unique. The cultural heritage of the island is said to be the most important living treasure of its people and is something to be respected.

From its beautiful beaches to its picturesque mountain peaks and vineyards, everything about this island is a charm to visit, with seemingly endless things to see and do. The closest beach to the villa is Latchi, 13km away. The beaches offer golden sandy shores and crystal-clear water, with generally safe swimming for visitors of all ages and swimming abilities. You can scuba dive and snorkel exploring beneath the sea's surface. For those who prefer the land, the citrus groves, olive trees and vineyards are a must-visit, whilst the old towns boast wonderful examples of Venetian-era architecture for you to explore.

### Local Amenities

|                   |   |
|-------------------|---|
| Nearest Airport   | <b>Paphos International Airport<br/>(38 km)</b> |
| Nearest Town/City | <b>Paphos<br/>(23 km)</b>                       |



|                     |                                     |
|---------------------|-------------------------------------|
| Nearest Village     | <b>Giolou<br/>(1,5 km)</b>          |
| Nearest Restaurant  | <b>To Palati<br/>(1 km)</b>         |
| Nearest Beach       | <b>Latchi Beach<br/>(15 km)</b>     |
| Nearest Supermarket | <b>Helga Supermarket<br/>(2 km)</b> |

## What we love

- Beautifully designed to blend traditional architecture with modern comforts
- Stunning internal Jacuzzi with a domed ceiling, perfect a little bit of luxury!
- The built-in outdoor dining space has an elegant stone fireplace so you can enjoy time outdoor even on cool evenings
- There is a grand roof terrace for sunny days and romantic nights under the stars
- Photovoltaic solar panels ensure the airconditioning and heating is provided free of charge to our clients
- A gym is being built for 2021

## What you should know...

- The shaded outdoor living area has a sound system for your use
- For larger groups you could also rent the neighbouring property, Villa Argolid
- All the bedrooms have direct access to the pool area, so extra care for the smallest members of the family may be needed
- Special water treatment for odourless and bacteria-free water

# Terms & Conditions

- Security deposit: £400 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 15.00
- Departure time: 11.00
- Energy costs included?: Yes, photovoltaic solar panels ensure airconditioning and heating is FOC
- Linen & towels included?: Yes, there is a midweek clean and linen change. once a week
- Pets welcome?: Not allowed
- Changeover day: Sunday
- 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.
- Smoking Allowed?: Not inside the villa.
- 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.
- 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.