

# Villa Mars

Region: Protaras **Sleeps: 8**

## Overview

Villa Mars is a brand new four-bedroom villa set in a private street just a few minutes walk from the popular resort areas of Protaras and Perna. The villa makes an excellent choice for families, the closest beach, bars and restaurants are located just a 5-minute walk away, ideal for little legs. This villa is fully equipped with brand new contemporary furniture and fittings to ensure the ultimate comfort and relaxation for your self-catering stay.

On the ground floor, you will find the main entertaining space which comprises of an open-plan living room, kitchen and dining area. The living room has comfortable sofas and a widescreen TV while the modern kitchen is fully equipped with all the tools you could possibly need to whip up delicious meals. The ground floor is surrounded by bi-fold patio doors which open out to the fabulous pool terrace. Also on this level is the first of the bedrooms, a twin room as well as a family shower room, ideal accommodation for any guests who are less confident with lots of stairs.

Upstairs, you will find the remaining three beautifully appointed bedrooms, two are twin rooms which share the use of a fantastic family bathroom while the master suite boasts it's very own en-suite facilities. All bedrooms on this floor have patio doors leading onto the large balcony where you can take in the lovely sea views.

Outside, the whole family will enjoy splashing around in the fabulous private pool! The barbecue area comes complete with a built-in sink and worktop and makes al fresco dining a breeze. Upon the third level, you will find a stunning roof garden with a built-in kitchen area and covered seating so you can spend evenings unwinding and taking in the beautiful sunsets.

## Facilities

Modern • Private Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Satellite TV • Watersports • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Mars is a recently built holiday home within walking distance to the Protaras resort centre and lovely beaches. It accommodates up to 8 guests.

### Ground Floor

- Open-plan living room and dining area with garden access
- Fully equipped kitchen with breakfast bar
- Bedroom with twin beds and garden access
- Family shower room

### First Floor

- Bedroom with double bed and en-suite shower room
- Two bedrooms with twin beds with balcony access
- Family shower room

### Exterior Grounds

- Swimming pool
- Sun loungers
- Covered dining area
- Seating area
- Barbecue
- Rooftop terrace with seating area

### Additional Facilities

- Wi-Fi
- Air-conditioning
- Satellite TV
- Dishwasher
- Washing machine





## Location & Local Information

Villa Mars holds a fantastic position within Protaras, in walking distance of a wide variety of restaurants, bars and just a few steps from the famous Fig Tree Bay Beach.

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 Mars. 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 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 its 8km 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.

## Local Amenities

Nearest Airport	<b>Larnaca International Airport (64 km)</b>
Nearest Town/City	<b>Paralimni (7 km)</b>
Nearest Village	<b>Protaras (1 km)</b>
Nearest Restaurant	<b>Vangelis Taverna (1 km)</b>
Nearest Beach	<b>Yianna Marie Beach (700 m)</b>
Nearest Supermarket	<b>Local Supermarket (800 m)</b>



## What we love

- Stylish villa in an excellent location within the popular resort of Protaras
- The rooftop terrace makes a wonderful spot to enjoy an evening beverage and admire the impressive sunset scenery!
- One of the bedrooms is situated on the ground floor and may therefore suit any guests who struggle with lots of stairs

## What you should know...

- Two of the bedrooms feature twin beds and are therefore perhaps better suited to children sharing

# 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
- Energy costs included?: Yes, included in rental price.
- Linen & towels included?: Yes, including pool towels.
- 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.
- Minimum stay: 7 nights
- Pets welcome?: No pets
- Smoking Allowed?: No smoking
- Tax: Tax included in the 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.