

Villa Xannia

Region: Chania Sleeps: 4

Overview

Villa Xannia offers a stylish, modern space for up to four guests. It exudes charm, enjoys wonderful sea views and a gorgeous swimming pool and is ideally positioned to enjoy the charms of Maleme and the famous, spectacular beaches of Crete. It comes with one characterful bedroom, an upper-floor living space with a sofa bed, sofa and an optional single mattress and wonderful terraces. It even has a historic well which is now used as an outdoor bar.

Villa Xannia is perched on the gentle hillside not far from Maleme, Platanias and the lovely village of Kontomari. The delightful resort of Maleme sits between the villages of Tavronitis and Gerani with a three kilometre beach. The gorgeous Venetian harbour and Old Town of Chania is only twenty five minutes away with its waterfront bars and restaurants, its dreamy ancient buildings and its charming, bougainvillea draped cobbled alleyways. Three of the island's most spectacular beaches, Balos, Elafonisi and Falasarna, are within easy reach of the villa. For an alternative day out, you can head to the phenomenal Samaria Gorge. The living space of this family-friendly villa is on the upper floor with its beamed, vaulted ceiling. To one side of the staircase is a dining area and modern kitchen with all that you need for a self-catering stay including a coffee machine. To the other side is your living area with its sofa bed, sofa, coffee table and television. Doors open from the living area to a balcony where you can enjoy fabulous sea views across the hillside.

The bedroom enjoys charming exposed stonework and a double bed with Coco-mat pillows for a blissful sleep. There is a family shower room with a large walk-in shower. The main terrace is fabulous with a dreamy pool surrounded by loungers, an alfresco lounge area and alfresco dining. It is a lovely spot where you will relax, appreciate the help given by the very friendly managers of this property and enjoy the spectacular sea views.

Facilities

Villa/House • Self-Catered • Shared Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • Hairdryer • TV • Parking Space • Seaview • Watersports • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips



Interior & Grounds

The Villa

Villa Xannia is a 1 bedroom villa that sleeps 4 with a poolshared with the neighbouring villa

Interior:

- Double bedroom
- Single bed (outside of the main bedroom)
- Sofa bed
- Sofa
- Fully equipped kitchen
- Living area

Outside:

- Shared pool
- Seating area
- Parking



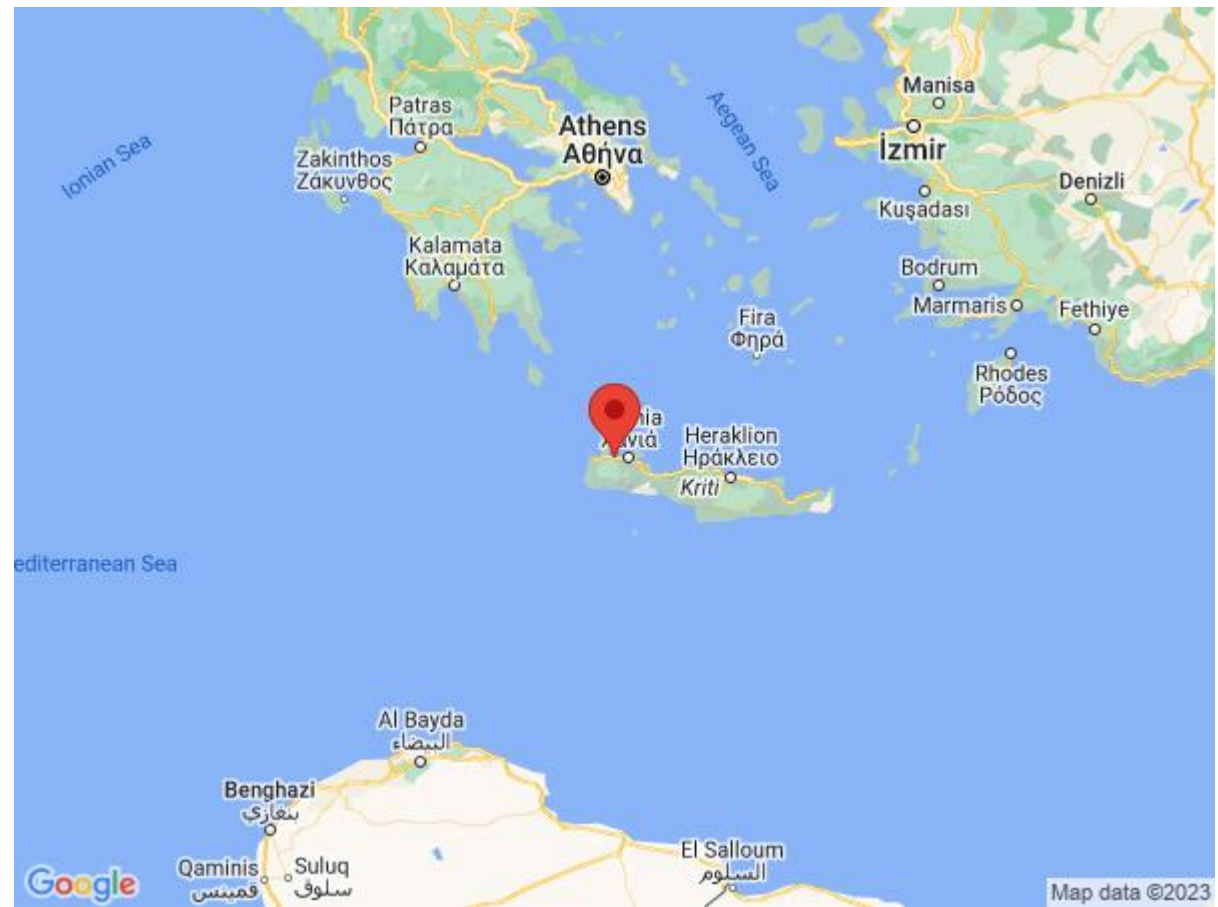
Location & Local Information

Villa Xannia enjoys a lovely hillside position very close to the pretty, lively resort of Maleme. It is also within easy reach of the buzzy resort of Platania and the Rodopos peninsula. Chania, Kissamos, Balos Beach, Falasarna Beach and Elafonisi Beach should all be on the 'must-do' list. Snorkelling, fishing and horse riding are available locally and there are some mini-markets and tempting tavernas in the local villages. The foothills behind Maleme are excellent for fresh country walks perfumed by the wild thyme and oregano. An hour's ramble out of Maleme takes you to the charming hilltop village of Deres with its whitewashed church and inviting taverna. Maleme is famous for being the place where German paratroopers attacked Crete in 1941. Maleme is a peaceful haven but if you are looking for some livelier entertainment, you can head to its neighbour Platania just along the road.

The buzzy tourist resort of Kissamos sits on the edge of the Gramvousa peninsula. Kissamos is also known as Kastelli Kissamou in reference to the former Venetian fortress that used to dominate the town. Kissamos enjoys many tavernas, beaches and plenty of shops. Surrounding the town are fertile olive groves and vineyards. The main beach is Mavros Molos which is sprinkled with trees, sunbeds and parasols. The Archaeological Museum of Kissamos is located on the main square, Stratigou Tzanakaki, boasting an impressive collection of local discoveries from a wide range of historical eras. A little further north of the main port of Kissamos is the quaint, colourful Old Port of Kastelli Kissamou which is brimming with brightly coloured fishing boats, a photographer's dream.

On the Gramvousa peninsula, Balos Lagoon Beach is absolutely stunning and one of the most photographed beaches in Greece. The lagoon of Balos has silvery white sand and exotic, white, vivid blue and turquoise waters. The sea is very shallow and warm. Beyond the rocks at the boundaries of the lagoon, the water is deeper and ideal for snorkelling. The lagoon and wider area with rare species of flora and fauna are protected under the Natura 2000 programme. Eleonora falcons, shags and cormorants nest in the caves and the area is a shelter for protected monk seal and loggerhead sea turtles. You will think you are in the Maldives or somewhere as it is so beautiful. Balos can be reached by car, though be prepared for a bumpy ride or you can take a boat trip to the beach. North of Balos, in Cape Korykon, there are remains of the small Roman town of Agnio with the temple of Apollo and the picturesque chapel of Agios Sostis.

At the western base of the stunning Cape Gramvousa, 17km west of Kissamos, you will discover Falasarna Beach, another fabulous Cretan gem. The beach has been voted as one of the ten best beaches in Europe in the past. Falasarna Bay actually consists of five consecutive dazzling, silver-sanded beaches. It is huge as well as gorgeous and has such a dazzling,



clear, turquoise blue sea. At the northern end of the beach, there are ruins of the ancient GrecoRoman city of Falasarna. There are several companies offering watersports including Falasarna Activities which offers wakeboard and jet ski tuition.

Elafonisi is also a magical place that consists of a small islet with white and pink sandy beaches. Visitors can wade out to the island to enter another world. The island is an internationally classified nature reserve and home to more than one hundred rare plants including summer flowering sea daffodils that look like white cups. The island is a nature lovers' paradise. To the left of the sandbank, windsurfers enjoy the prevailing winds.

The charming and picturesque Old Town of Chania is roughly twenty five minutes away in the car. Its atmospheric 14th century Venetian harbour, old port, narrow, cobbled shopping streets, colourful bougainvillea and waterfront restaurants make this a top-notch evening out. The sunset views are breathtaking with the Venetian lighthouse a focal point. You can walk along the harbour wall to the lighthouse.

Samaria Gorge, the longest gorge in Europe at 16km, takes roughly six hours to pass along the whole gorge. Alternatively, you can drive to Chora Sfakion and take a boat to Agia Roumeli and walk a few kilometres at the end of the gorge. The Imbros Gorge is also very beautiful and takes approximately two hours. You can combine this walk with swimming in Fragokastelo Beach.

Local Amenities

Nearest Airport	Chania International Airport (36.1 km)
Nearest Ferry Port	Chania Port (19.3 km)
Nearest Town/City	Chania (18.3 km)
Nearest Village	Maleme (1 km)
Nearest Beach	Paralia Marleme (1.6 km)

What we love

- Villa Xannia enjoys a wonderfully peaceful hillside spot surrounded by olive groves and greenery. It is so blissful.
- The views from Villa Xannia are truly mesmerising. You can see across the olive groves to the sea and it is wonderful!
- The villa enjoys a lovely pool, shared with the neighbouring [Villa Orvia](#), and wonderful terraces where you can relax with your holiday books, enjoying a glass of chilled wine
- There are amazing beaches within easy reach of the villa including the famous beaches of Falasarna, Elafonisi and Balos. They are all spectacular and you should definitely visit at least one of them!
- 5 minutes from the property is a spa, treatments include manicure, pedicure, massages, waxing, facials.

What you should know...

- The villa comes with just one bedroom though you are very welcome to use the sofa bed, sofa and single mattress in the living area. Please confirm the number of guests on a booking
- There are roped fences surrounding the swimming pool. Please take care of small children.
- Villa Xannia sits alongside its sister villa, [Villa Orvia](#), they also share a pool, but if you book the two villas you will have it to yourselves
- You must make sure that you have time to visit Chania Old Town. It is captivating and utterly beautiful with a fantastic dining scene. Although there are plenty of walk-in waterside eateries, it is best to book in advance for some of the more popular restaurants such as Tamam and Pallas with its gorgeous rooftop dining space

Terms & Conditions

- Security deposit: There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.
- Arrival time: 14.00
- Departure time: 10.00
- Energy costs included?: Yes. Included in rental price.
- Heating costs included?: Yes. Included in rental price.
- Linen & towels included?: Yes. Included in rental price.
- 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.
- 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.
- Changeover day: Flexible
- Minimum stay: 5 nights
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.