

# Villa Yannis

**Region:** Kefalonia **Sleeps:** 8

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## Overview

Sleeping eight guests in superb comfort, Villa Yannis is perfect for family holidays and spending time with your favourite friends. It is beautifully appointed throughout and offers four bedrooms, all with smart ensuite bathrooms, a gorgeous open-plan living space, an excellent kitchen, a superb terrace with a pool and the most sensational views down to the sea. Enveloped with greenery and wonderful tranquillity, it is a gorgeous oasis where you will quickly unwind, relax and enjoy a memorable holiday.

Villa Yannis is one of twelve beautifully designed villas in an exclusive resort on the hillside in the charming village of Trapezaki, just 12 kilometres from Argostoli, the island's capital.

The stunning shores of Kefalonia are just moments away. The resort is nestled at the foot of the legendary Mount Ainos so the mountain air, countryside vistas and wonderful hiking opportunities add an extra layer of enchantment to your stay. To enhance your stay, the resort offers a range of services and extras that can be arranged for an additional fee, ensuring you have everything you need for a truly memorable and relaxing vacation.

Villa Yannis is the epitome of a smart and inviting holiday retreat. With its modern design, comfortable furnishings and stunning views, it provides an exceptional setting for an unforgettable Kefalonia getaway. Whether you are lounging by the pool, dining alfresco with a captivating backdrop, exploring the nearby beaches and attractions or hiking on the mountain, this villa promises a wonderful stay for families and friends looking to create cherished memories on this beautiful Greek island.

When entering the villa, you will discover the main living areas on the first floor. The open-plan living room comes with characterful vaulted ceilings and plenty of doors and windows that drown this magical space in natural light. It is well-appointed with comfy sofas, a dining table and chairs and a stone feature fireplace. A warm and welcoming ambience immediately embraces you. The kitchen is very generous in space and offers excellent appliances for your self-catering stay. It enjoys direct access to a shaded balcony for a spot of alfresco dining with a view. A few steps down from the living area is the sensational pool deck.

The deck is wonderful with its superb pool where you can cool off and enjoy family games. Surrounding this are sun loungers where you can chill with your



holiday books. Beside the pool is a shaded alfresco lounge area, perfect for pre-dinner drinks, a family card game or planning your island adventures. Mingling with all of this, lush green and vibrant bougainvillea complete this pretty picture.

A marble staircase leads from the living area to the ground floor and the villa’s four spacious bedroom suites. Luxury linens and lovely soft furnishings adorn the comfy beds. The master bedroom also features a private sitting room and opens to a blissful shaded outdoor area with garden furniture. This is a great spot for your early morning cup of coffee. Two additional bedrooms offer direct access to the garden and outdoor seating. All of the bedrooms enjoy pristine ensuite bathrooms.

Space, views and comfort come in lavish abundance at Villa Yannis. It is a brilliant pick. If you did want to bring the grandparents along and there isn’t room, you could always book one of the smaller villas in the same development for them.

## Facilities

Villa/House • Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Parking Space • Seaview • Watersports • Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

4 bedroom villa with private pool and sea views

### *Interior:*

- Fully equipped kitchen
- Open plan living/dining area
- 4x Double bedrooms, all with ensuite bathrooms

### *Exterior:*

- Dining table (sits up to 8)
- Poolside shaded sitting area with built-in sofa
- Private swimming pool with sunbeds
- Built-in BBQ
- Fenced garden
- Parking space

### **Additional facilities**

- Coffee maker
- Dishwasher and washing machine
- Satellite T.V
- Fully air-conditioned
- Central heating
- Bath Amenities
- Beach Towels
- CD/DVD Player
- Ceiling Fan
- Fireplace
- Guest Laundry
- Hairdryer
- Individually Controlled Air Conditioning
- Internet access
- Private Balcony or Terrace
- Razor Plug
- Refrigerator
- Safe Deposit Box
- Soundproof Windows
- TV Games
- Wi-Fi Internet Access (free of charge)
- Writing Desk

### *Additional services*

- Airport / Port Transfer Service/charged
- Baby Sitting (on request)/charged



- Beach Sunbeds & Umbrellas
- Beach Towels
- Beauty Treatment (on request)/charged
- Car & Motorbike Rental/charged
- Doctor (upon request)/charged
- Fax & Photocopy Service
- Massage/charged



# Location & Local Information

Trapezaki, a picturesque village located on the stunning Greek island of Kefalonia, offers visitors an enchanting blend of natural beauty, historical charm and a warm, welcoming atmosphere. This delightful destination is nestled on the southern coast of Kefalonia, overlooking the tranquil Ionian Sea, making it just perfect for those seeking a peaceful and authentic Greek island experience.

Trapezaki and its surrounding area are renowned for their pristine beaches, such as Trapezaki Beach itself. With its soft golden sands and crystal-clear waters, this idyllic shoreline provides the perfect setting for a day of beach bliss and water-based activities, such as swimming and snorkelling. Just a short drive away, you will find the equally inviting Lourdas Beach, where you can soak up the Mediterranean sun and enjoy the gentle waves lapping at your feet.

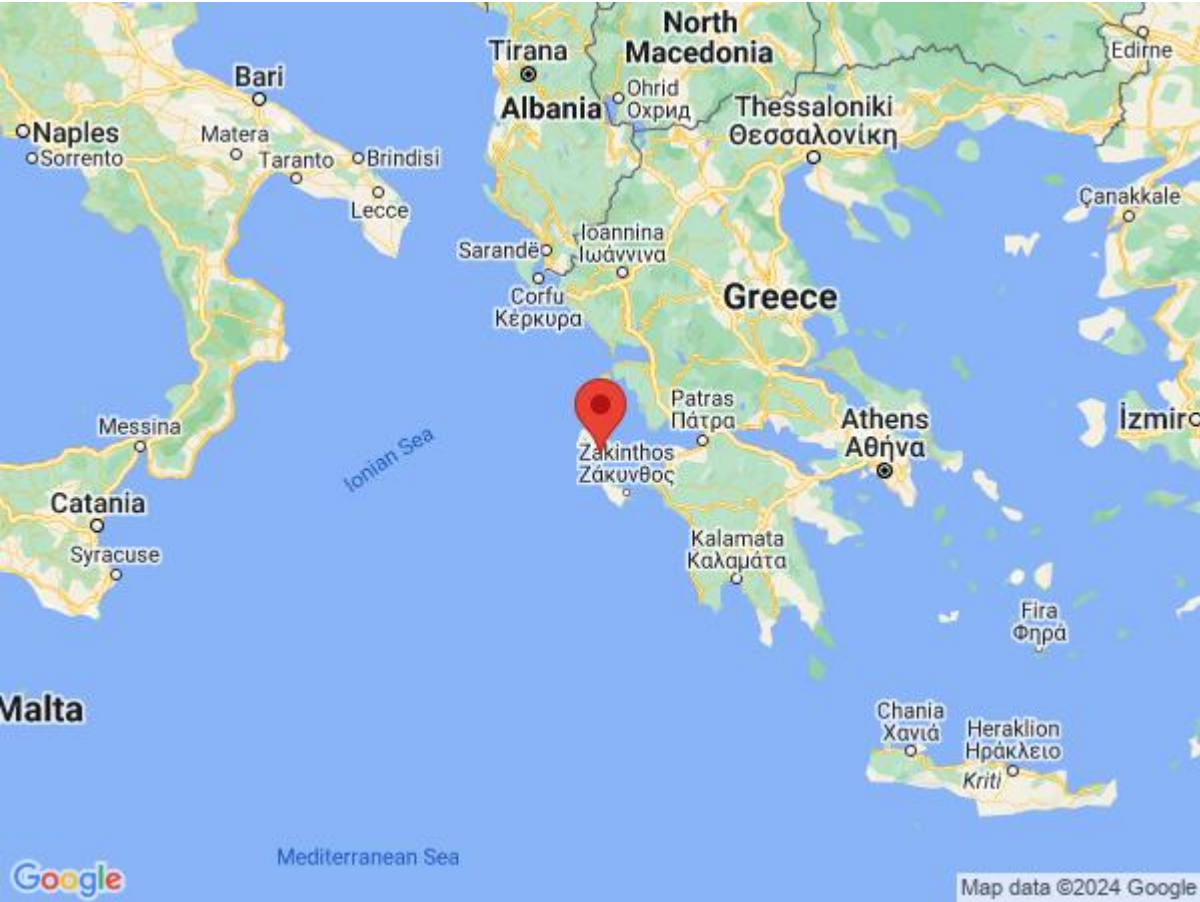
If you are looking for more adventure, you can explore the hidden coves and rocky outcrops along the coast. The region's breathtaking landscape also beckons hikers and nature enthusiasts to explore the surrounding hills and forests. The surrounding area of Trapezaki offers numerous trekking paths and trails, with captivating views of the island's lush greenery and azure seas.

Trapezaki is ideally situated for exploring other charming villages and towns in Kefalonia, including Lourdata, Spartia and Moussata. These small villages are known for their traditional architecture, friendly locals and authentic Greek cuisine. Visitors can savour delicious Greek dishes at local tavernas, such as moussaka, souvlaki and fresh seafood, all while enjoying the warm hospitality of the Kefalonians.

For history buffs, a visit to St. George's Castle, perched on a hill overlooking the town of Peratata, is a must. This historic site offers a glimpse into the island's medieval past and provides stunning panoramic views of Kefalonia's scenic landscape. Other noteworthy attractions in the vicinity include the Monastery of Agios Gerasimos, dedicated to the island's patron saint and the Drogarati Cave, an underground marvel with impressive stalactites and stalagmites.

Trapezaki is also well-connected to the vibrant capital of Kefalonia, Argostoli. Here, you can explore a bustling harbour, vibrant markets and a wide variety of shops and boutiques, ideal for souvenir hunting and experiencing the local culture.

Trapezaki and the surrounding area in Kefalonia are a haven for travellers seeking a mix of relaxation, adventure, culture and history. The pristine



beaches, charming villages and captivating natural beauty make this part of the island a perfect destination for a memorable Greek island escape. If you want to travel a little further, there are many other wondrous places to visit.

Local Amenities

Nearest Airport	Kefalonia Airport (10.2 km )
Nearest Town/City	Argostoli (12 km )
Nearest Village	Moussata (1.4 km )
Nearest Beach	Kanali Beach (2.5 km )
Nearest Beach	Agios Thomas Beach (2.3 km )
Nearest Restaurant	Toso Oso (2.3 km )

## What we love

- Villa Yannis is superbly comfortable and comes with some delightful features such as its wonderful vaulted ceilings, upside-down living and excellent terrace
- The villa's terrace comes with a beautiful pool, fabulous alfresco dining and lounge areas and sensational panoramic views
- The resort is very well managed and for an extra fee there are numerous extras that can be arranged to make your holiday even more memorable

## What you should know...

- The villa's four bedrooms are all on the ground floor with the living areas upstairs to make the most of the views
- The villa is one of twelve in this exclusive development. You could ask your friends or family to join your holiday and book another of the villas
- Please let us know if you have any special requirements for your holiday and the resort managers will try and accommodate you

# 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: 15.00
- Departure time: 11.00
- Energy 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.
- Minimum stay: 5 nights
- Changeover day: Flexible
- Smoking Allowed?: Not permitted
- Pets welcome?: Not allowed
- 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.

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €10 per night per unit

November-February €4 per night per unit