

# Villa Nerium

**Region:** Aphrodite Hills Resort **Sleeps:** 6

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## Overview

Villa Nerium is a modern home enveloped by a lush green garden within an exclusive hillside neighbourhood. Sitting on the grounds of a luxury golf resort, this villa is a fantastic base for those wishing to experience the facilities of a high-end hotel, with the privacy provided by an independent house.

Spread across two floors, Villa Nerium is a spacious and modern home with a bright and airy atmosphere provided by the whitewashed walls and the light which flows in through the French doors. The ground floor welcomes you with an open-plan living and dining area, adorned with contemporary furnishings. The dining space, hosting a sleek table for six, seamlessly merges with a living area featuring a plush L-shaped sofa and a large flatscreen TV. In the next room is the well-equipped kitchen, an ideal space for cooking and socialising, you will find all of the gadgets and appliances you need here for making everything from a cup of coffee to a delicious evening meal.

One of the three bedrooms is located on the ground floor and is complemented by a contemporary shower room, this bedroom has access to the garden and could be great for the grandparents or anyone seeking peace and quiet. As you ascend the staircase to the upper floor, you'll find a double room and a room with two single beds, both sharing a chic family bathroom boasting both a bath and shower. Throughout the home, modern design elements and neutral tones create a harmonious ambience and facilities such as Wi-Fi, air conditioning and TVs provide home comforts.

Step outside to discover a meticulously landscaped garden featuring fragrant planting, manicured lawns, and a private pool surrounded by sun loungers. A covered terrace offers an idyllic setting for alfresco dining, providing a perfect retreat to savour the lovely Mediterranean climate. This haven seamlessly combines comfort, elegance, and the allure of Southern Cyprus's picturesque surroundings.

As the villa is part of a collection of homes within an exclusive resort, you are able to make use of a number of amenities on-site. Whether you fancy playing a round of golf, taking a tennis lesson, dining out or even treating yourself to a massage at the spa, there is something for everyone here.

When you feel like exploring some of the Paphos region, you have a range of beaches, ancient forests and charming villages within 5km of the home. Larger cities such as Paphos can be reached within a 20km drive, meaning you can



discover some of the island's finest galleries and museums and learn about Cyprus' rich history.

Facilities

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

# Interior & Grounds

## The Villa

Three bedroom villa sleeping up to six persons with private pool and garden views

### Ground Floor

- Entrance hall with marble staircase
- Open living space with garden access
- Fully equipped kitchen
- Double bedroom with ensuite bathroom

### First Floor

- Double bedroom
- Twin bedroom
- Bathroom with bath, shower, sink and WC

### Exterior

- Leafy garden with golf course views
- Private swimming pool with cover (8m x 4m)
- Covered terrace with dining table
- Outdoor lounge space
- Pool side sun loungers
- Outdoor shower
- Parking
- Barbecue

### Additional Facilities

- Air conditioning
- WI-FI
- TV
- Washing machine
- CD player
- DVD Player
- Iron and ironing board
- Hairdryers





## Location & Local Information

A holiday to the Paphos area of Southern Cyprus promises guests a perfect blend of cultural discoveries, outdoor adventures, and seaside relaxation. Set within the exclusive hillside residential area, you'll find yourself immersed in luxury amid the stunning landscapes of Cyprus.

Though you have plenty to see and do within the resort itself, you are sure to want to get out and delve into the authentic heart of Cyprus too. The village of Kouklia, with its traditional charm, is therefore a must-visit. Just 6km away from the resort, you can wander through narrow streets adorned with white-washed buildings, discovering the local culture and hospitality. Historic ruins, family-run vineyards and little cafes await you in the village.

If you are a beach lover, you will be spoiled for choice when visiting Cyprus! Aphrodite's Bay, a short distance away, will tempt you with its golden sands and crystalline waters. Enjoy sunbathing, water sports, or simply bask in the warm sun. The beach is named after the mythical birthplace of Aphrodite, adding a touch of ancient allure to your seaside retreat. Another great beach to visit is Bonamare Beach which is 15km away from the house. This beach offers a chic beach club with sun loungers, changing facilities and bars serving refreshing cocktails, as well as beautifully soft sand and calm water.

Venturing into the heart of Paphos which is 20km away, you can explore the ruins of the Archaeological Park which is a UNESCO World Heritage site. You can also marvel at the intricate mosaics of the House of Dionysos and the grandeur of the Tombs of the Kings. The medieval Paphos Castle and the charming Paphos Harbour are more iconic landmarks that showcase the city's rich history. Make sure to set off early when visiting Paphos as there is so much to see and you will want to stop off for many tasty snacks and drinks along the way; you could indulge in fresh seafood at seaside tavernas or savour traditional Cypriot dishes in the Old Town. If you would like to stay in the city as night falls, the nightlife in Paphos is lively, with bars and clubs catering to various tastes.

A day trip to Limassol adds another dimension to your journey, the seaside city is 48km away and is a wonderful place for a family day out. The Limassol Municipal Gardens provide the perfect backdrop for a picnic lunch before you visit some of the sites such as the imposing castle and the brilliant zoo. You can also visit the selection of beaches which hug the coastline here.



## Local Amenities

Nearest Airport	<b>Paphos International Airport</b> <b>(15 km )</b>
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Nearest Town/City	<b>Paphos (25 km )</b>
Nearest Beach	<b>Bonamare Beach Club (15 km )</b>
Nearest Restaurant	<b>On site (5 minute drive)</b>
Nearest Golf	<b>On site (5 minute drive)</b>
Nearest Tennis	<b>On site (5 minute drive)</b>

## What we love

- Villa Nerium looks out over the rolling green golf course and is just next to the welcoming clubhouse
- This newly built home has plenty of room for a family of six or a group of friends, there is an open-plan living area here, as well as three spacious bedrooms
- The main centre of the exclusive resort is just a short stroll from the house; here you can find a spa, restaurants, shops and a fantastic golf course
- The closest sandy beach can be found just 6km away by car!

## What you should know...

- Guests of the resort's holiday villas have access to a wide array of amenities and facilities, however, access to the main hotel building is for hotel guests only
- One of the bedrooms is set on the ground floor, this is ideal for guests who struggle with stairs
- As the villa is located within a lovely resort, there are neighbours to each side, though the lush, gated garden offers privacy

# Terms & Conditions

- Security deposit: A credit card pre-authorisation will be required upon arrival
- Arrival time: 14.00
- Departure time: 10.00
- 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: 2 nights. This is increased to 3 nights and 5 nights across high season.
- Changeover day: Flexible
- 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.