

# Villa Oriz II

Region: Kefalonia Sleeps: 2 - 6

---

## Overview

Villa Oriz II, perched majestically atop Megiavouno hill near Agia Efimia, on the idyllic island of Kefalonia. As you approach this architectural gem, you're greeted by an air of tranquillity and sophistication that sets the tone for an unforgettable retreat.

Step inside and be enveloped by the modern elegance that defines Villa Oriz II. This brand-new construction, completed in 2015, embodies meticulous attention to detail and a commitment to luxury living. The interiors are a testament to exquisite taste, featuring the finest materials and a minimalist aesthetic that exudes contemporary charm.

The ground floor welcomes you with an expansive open-plan living and dining area, adorned with plush furnishings and bathed in natural light. French windows beckon you to the sprawling covered balcony, where an outdoor Jacuzzi awaits, offering sweeping views of the azure Ionian Sea.

As you ascend to the top floor, you will discover the master bedroom, a haven of comfort and style. Sink into the sumptuous king-size bed and marvel at the panoramic vistas that stretch across the countryside and out to sea. This sanctuary is complete with a private bathroom and a balcony, ideal for savouring magical sunsets or welcoming the dawn of a new day.

Venture outdoors, and you will find yourself amidst a landscape of unparalleled beauty. Stone-paved terraces surround the private pool, where inviting sun loungers beckon you to bask in the Mediterranean sun. A pergola offers shade for al fresco dining, while a barbecue area tempts you to indulge in the freshest seafood delights.

Whether you are lounging by the pool, enjoying a leisurely breakfast in the garden, or soaking in the bubbling warmth of the Jacuzzi under the starlit sky, Villa Oriz II offers a sanctuary where every moment is a celebration of life's simple pleasures.

This exclusive retreat is not just a holiday destination—it is a home away from home, where cherished memories are made against the backdrop of Kefalonia's breathtaking beauty. With its proximity to the charming port town of Agia Efimia and its status as an ideal starting point for island exploration, Villa Oriz II invites you to embark on a journey of relaxation and discovery in the



heart of the Ionian Islands.

## Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet  
• Air-Con • Pets on Request • Hot Tub • <1hr to Airport • BBQ •  
Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety  
Deposit Box • TV • Table Tennis • Heating • Parking Space • Seaview •  
Sailing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist  
Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

### *Interior:*

- Fully equipped kitchen
- Spacious living and dining area
- Master Bedroom with king size bed, living area & ensuite bathroom
- Twin bedroom, auxiliary kitchen & ensuite bathroom
- Bathroom

### *Exterior:*

- Large terrace with sun loungers and parasols
- Large swimming pool (8x3m)
- Outdoor shower
- Outdoor lounge area
- Pergola covered outdoor dining area
- BBQ
- Furnished balconies with panoramic sea view
- Outdoor hot tub (Jacuzzi)
- Table tennis

### **Additional Facilities**

- Wi-Fi
- Heating
- Air-conditioning
- Free private gated parking is available
- Comfortable sofa bed
- Satellite TV
- Safe
- Washing machine & dryer
- Iron & Ironing board



## Location & Local Information

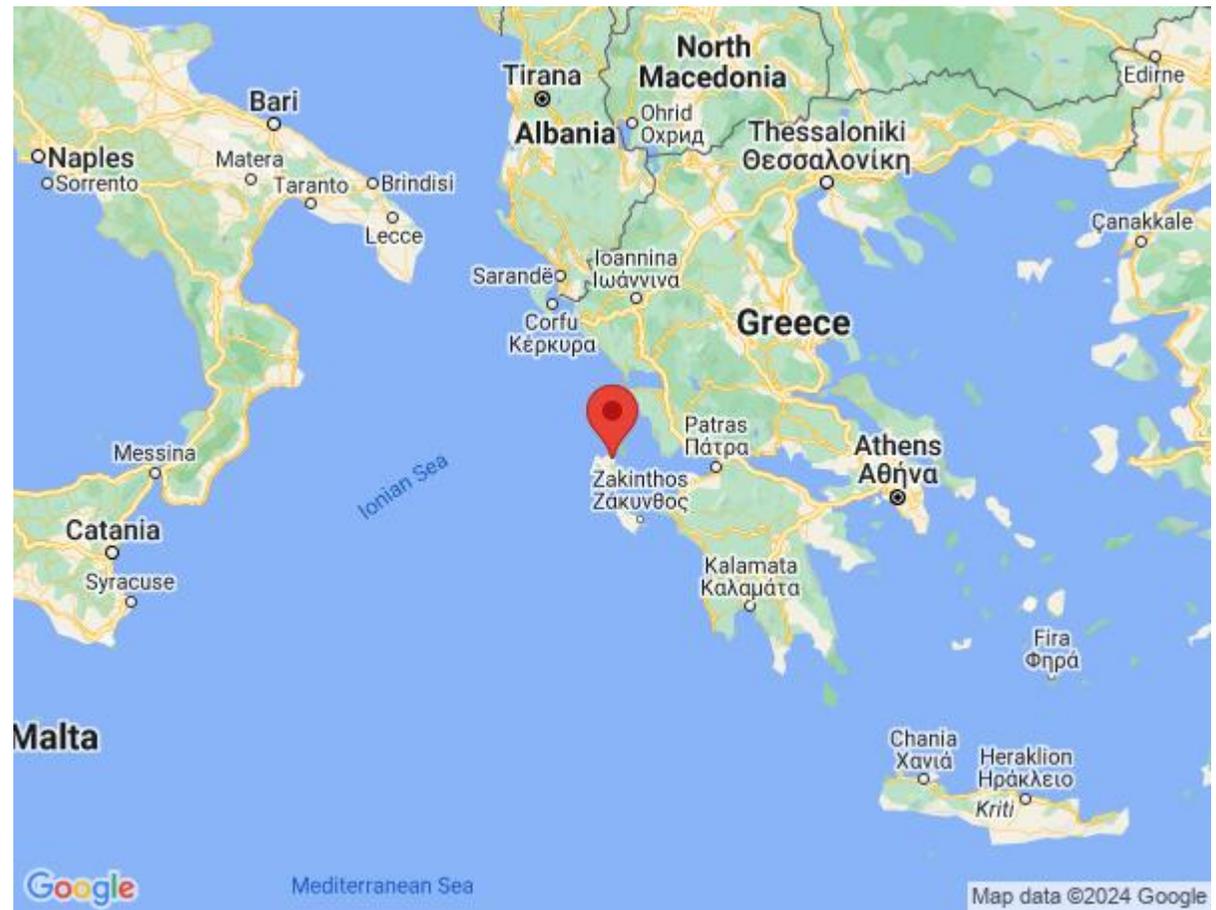
Situated in the charming coastal town of Agia Efimia, Kefalonia, Villa Oriz II offers an idyllic holiday destination infused with natural beauty and Greek charm. Nestled along the stunning coastline of Kefalonia, guests are treated to panoramic views of the azure Ionian Sea from the comfort of their luxurious villa.

Agia Efimia itself boasts a picturesque harbour and a laid-back village atmosphere, inviting visitors to explore its quaint streets lined with local shops, traditional tavernas, and charming cafes. The town serves as a perfect blend of tranquillity and convenience, offering easy access to essential amenities while retaining its authentic Greek character.

Surrounded by verdant hillsides and crystal-clear waters, Villa Oriz II provides a serene retreat away from the hustle and bustle of city life. From leisurely strolls along the coastline to adventurous excursions to nearby beaches and attractions, this coastal gem promises an unforgettable holiday experience for discerning travellers seeking relaxation and rejuvenation amidst stunning natural surroundings.

## Local Amenities

Nearest Airport	<b>Kefalonia International Airport</b> (34.1 km )
Nearest Ferry Port	<b>Sami Port</b> (10.1 km )
Nearest Beach	<b>Paralia Agia Paraskevi</b> (3.6 km )
Nearest Restaurant	 (1.3 km )



## What we love

- Luxurious modern villa with stunning sea views and private amenities including a pool, Jacuzzi, and barbecue area.
- Spacious interiors with sleek design, perfect for families or groups seeking relaxation and comfort.
- Ideal location near Agia Efimia for exploring Kefalonia's attractions and enjoying a true Mediterranean getaway.

## What you should know...

- Exercise caution around the villa's cliffside setting, especially with children, to ensure safety near the edge.
- Villa Oriz II is one of two twin villas, attached to each other designed with elegance, so to keep the privacy of each building.

# Terms & Conditions

- Security deposit: €800 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included in rental price
- Minimum stay: 5 nights 7 nights - high season
- Changeover day: Flexible
- Pets welcome?: On request only and with prior agreement with the owner.
- 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.

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