



Villa Vineyard Grove

4 Bedroom Villa with Private Pool

KATHIKAS, PAPHOS, CYPRUS

- Sleeps 2 – 8
- Air conditioning, Wi-Fi & UK TV
- Quiet, rural and secluded
- Rural vineyard and Troodos mountain views
- Walk to tavernas & bars
- Under occupancy discounts. Car hire discounts



4 bedroom 4 bathroom air conditioned villa in the vineyards, between Coral Bay Beach & Latchi. Secluded private pool. 5 min walk to tavernas & shop. Stunning mountain views. Wi-Fi & UK TV. Under occupancy discounts

Villa Vineyard Grove is quietly situated away from main and busy roads in a quiet and rarely used lane which winds down to Coral Bay. 5 minutes' walk away is the centre of traditional Kathikas village, famous for its wines and tavernas! https://www.tripadvisor.co.uk/Restaurants-g1905492-c23-Kathikas_Paphos_District.html

All 4 bedrooms have their own bath/shower room in this beautiful villa with secluded private swimming pool equipped with Roman steps. As Villa Vineyard Grove is at the far end it benefits from a lovely uninterrupted views across the vineyards to the Troodos mountains.

As well as a fully equipped kitchen, Villa Vineyard Grove has a handy kitchenette with fridge upstairs, which is extremely convenient for an early morning cup of tea etc. The pool terrace with its new pergola and table, is a lovely spot for al fresco meals, starting with breakfast, where you can enjoy the welcome morning sunshine. The Troodos Mountains views are absolutely mesmerising and you can even see the "golf ball" at Platres. There is a side sea view from upstairs as well.

Villa Vineyard Grove is the end villa of 3 and the pool and poolside are not overlooked even though our Villa Vineyard View is to the side/behind. This is because the pools have been placed with privacy in mind, at different sides of the villas. We appreciate that many of our clients like to feel private around the swimming pool, so the owner has fenced and hedged the pool area at just the right height, allowing you to sunbathe and swim without anyone seeing you, and also enjoy the beautiful vineyards and mountains.



Air conditioning is available in all rooms including the lounge and diner. There is Wi-Fi and an excellent TV Media Player via the LVD TV which includes streaming of Free Expat UK Live TV, (BBC & ITV etc.), Films and On Demand shows. 2 local Cafes (500m) also have Satellite TV including Sky Sports and Sky Nova.

Eating out: The villa is just 5 minutes' walk (no need to drive) to the traditional village square where you will find local tavernas, bars and shops. Clients' favourite taverns here include Yiannis, To Stekki Tou Panai ([no 1 on Trip Advisor](#)) and more formal Imogen's Inn, renowned for their vegetarian meze. View clients favourites here: <https://www.tripadvisor.co.uk/Trips/122363341/Kathikas?m=19905>
Coral Bay, Paphos and Polis are easily accessible.

It is just as suitable for couples as it is for larger parties, and the 3 villas, Vineyard Breeze, Vineyard View and Vineyard Grove can sleep 8 in each totalling 24 persons, so can accommodate wedding parties, family reunions etc. We are pleased to offer under occupancy discounts by email for up to 4 persons.

Cy Breeze Car Rental offer approx. 30% off their rates which includes an optional free one-way luggage transfer with their car hire, from Paphos Airport to the villa to all Vineyard Villas guests. For guests with disabilities, they are happy to offer extra assistance with luggage etc.

ACCOMMODATION

Upstairs:

- Air conditioned master double bedroom has a large dressing table and en-suite bath, shower over & WC. Large balcony with vineyard and Troodos mountain views
- Air conditioned twin bedroom with wide single beds and en-suite shower & WC. Balcony
- Air conditioned twin bedroom with wide single beds and en-suite shower & WC
- There are absolutely stunning views to Troodos mountains from the bedroom balconies, and a side sea view.
- Kitchenette upstairs for that early morning cup of tea etc., with hob, fridge and sink

Downstairs:

- Air conditioned lounge with LVD Android TV & Streamer. Glass doors to terrace overlooking pool
- Air conditioned double bedroom with adjoining shower & WC. (Shower tray has 6" lip.)
- Very well equipped kitchen includes oven, hob & microwave, dishwasher & washing machine, coffee maker, toaster, iron and hairdryer
- Air conditioned dining area

Outside:

- Private pool 8.5m x 4.5m (depth 1m – 1.9m). Steps and handrail
- Shower
- Built in BBQ and Pergola/dining area
- Patio furniture and loungers for 8
- Pool and poolside can be illuminated at night
- Private drive and off road parking for 2 cars

LOCAL AREA

SUNDANCE VILLAS



One of the first things you notice here is how quiet it is. And the views! Whatever direction you drive in, there are far reaching stunning views of natural beauty, including from the villa. Kathikas is situated approx. halfway between historic Paphos with its daily market, interesting shops and beaches, and Polis, with its miles of undeveloped sand and pebble coastline.

Blue flag beaches Coral Bay and Corallia are easily accessed at 10km via Kathikas shortcut road E709.

Latchi is also reached via the shortcut road E709, where, if you can drag yourself away from the excellent local tavernas which all receive great reviews on Trip Advisor, you can sample the freshest fish next to the sea. Hidden beaches and coves can be found between Latchi and Baths of Aphrodite

Kathikas taverns are full of charm as they have been restored from old houses, and include To Stekki tou Panai run by our friend Maria, Yiannis Tavern with live music and dancing and Imogen's Inn. Worth finding too is off the beaten track Miliou village, down past Akourdaleia, where you can find Petroula Christodoulou tavern, name looks like "KaGevelov" and Pangratos tavern, both popular with walkers. (Many of our Coral Bay clients drive up to Kathikas for the tavernas!)

There is a lot to do locally, including a nature walking trail from the village, Baths of Adonis is just 5km, via Akoursos, and the beautiful Avakas gorge is just 4km. With fantastic views everywhere, this area is great for rambling or driving. We have 2 pairs of hiking sticks on request.

Please note Akourdaleia above has a lovely herb garden which is worth a visit and look out for the Herb Garden Farmer's Market where local growers, brewers and bakers have an opportunity to sell their quality, natural, local and homemade goods to the public.

Kathikas forms part of the Laona Project, which aims to restore old properties using traditional methods, and it is a pleasure to view these beautiful restorations locally. Kathikas village offers the perfect environment for grape growing (clean air, lots of sunshine and no humidity) and our clients really appreciate this air too, especially when returning from the coast, where humidity can be high. The island's best wine is produced here and this contributes to the thriving village community, and the local Sterna Winery (1km) offers Free Wine tasting. Kolios and Vouni wineries further afield also offer pre bookable food and we recommend a visit.

Between 10th and 17th of August they have the annual Village Festival and at Easter time there are traditional activities in the village.

I will send you lots more information on Cyprus before you go.

DISTANCES

- Beach/sea/Coral Bay: 10km
- Kathikas village square with ATM, Minimarket, Corner Cafe, Kebab take away, Hairdresser and Beautician: 300m
- Yiannis, Araouzos, To Stekki tou Panai, Imogen's Inn tavernas: 300m (approx. 5 minutes' walk)
- Paphos/Kato Paphos: 20km
- Polis: 10km
- Latchi: 10km
- Lara Bay (Akamas): 12km
- Baths of Aphrodite: 14km
- Baths of Adonis: 5km

SUNDANCE VILLAS



- Avakas Gorge: 4km
- Sterna winery, free tasting & Museum: 1km
- Paphos Airport: 30km
- Larnaca Airport: 156km

RATES

- Rates are subject to change. This will not affect any bookings taken
- A refundable Damages Deposit of £200 may apply
- 2 persons' discount on selected dates. Email me to check. Ignore the higher rate when booking
- All bedrooms are made up for under occupancy bookings so you can choose

RENTAL PRICE INCLUDES

- Wi-Fi
- Welcome Hamper (7 nights and more), which includes basic food items plus wine, water, milk, coffee and tea. Vegetarian or non-alcoholic option on request
- Linen and towels for house use and a pool towel per person
- Maid service: Prior to arrival and a light clean midway with change of linen and towels when staying 12 or more nights. Weekly for 21 night bookings. For 8 - 11 nights a second set of towels will be provided
- Local Representative: Will contact you by text or email. A visit can be pre booked. We will provide you with her contact details on your Booking Form, and feel free to use her local knowledge

ON REQUEST

- Air conditioning 6 units (hot and cold) in bedrooms and lounge, €5 per unit per day, pre pay owner
- Items below must be pre booked please:
- Complimentary cot with linen, highchair, playpen and toy box
- Camp bed
- Fan, 3 Euros daily, pre pay owner
- 2 pairs of hiking sticks (shared with all 3 villas)

OTHER INFORMATION

- A safe is provided
- Car hire advisable. Free escort to villa from PFO and approx. 30% discount from Cy-Breeze Car Rental
- 4 seater Taxi from Paphos Airport, one way, daytime €55 approx.
- 6 seater Taxi from Paphos Airport, one way, daytime €77 approx. Minibus €120.

BOOKING INFORMATION

You may occupy the villa from 4pm. Vacate by 10am.

Changeover days apply according to bookings already taken. Do not book flights until we have confirmed, by email, that your dates are reserved for you, (even if dates appear vacant). We can reserve the villa for up to 48 hours, with no obligation or payment, so you can book flights.

Kostenlose Option für Ihre Villa für 48 Stunden * Keine Buchungsverpflichtung

Réservation sans acompte et sans engagement à l'inscription * Nous réservons la villa pendant 48 heures

Для бронирования Виллы в течении первых 2-х суток внесения депозита не требуется

PAYMENT INFORMATION

SUNDANCE VILLAS



Select your preferred payment method when you complete the Booking Request Form. You do not pay at this stage.

Once your Request is confirmed by us, you then pay a 30% deposit to secure the booking. The balance is payable 12 weeks before you go. We offer a variety of payment options including Credit Card by PayPal and BACS.

Sundance Villas Ltd is Payment Card Industry Data Security Standard compliant (PCI DSS). All bookings and payments are handled by me (Irene Hare) personally.

Find more information under “How to Book and Pay” via “Booking With Us” on the website. Updated 1/4/2023.