



Villa Ampelitis

4 - 6 Bedroom Villa with Private heatable Pool

STATOS-AGIOS FOTIOS, PAPHOS, CYPRUS

- Sleeps 2 – 16. 8 in main house, up to 8 in annexe
- 4 Bedroom Villa + 2 Optional Studios in annexe
- Private heated pool (Supplement 1 September – 31 May from €175 week)
- Sleeps 2 - 16 (8 in main house, 4 in each studio)
- Secluded & quiet with 360° views
- Air conditioning in main house bedrooms. Master bedroom €6 daily. Other 3 bedrooms €4 each, daily
- Air conditioning in studios. No charge
- Mosquito screening
- Hoist, shower chair, baby buggy and more on request
- UK TV & film channels
- 12% main house discount for 2 persons or 2 + 2



Secluded & accessible luxurious villa. Gas fired heatable indoor pool to 30° Celsius. 2000 sq. m. orchard garden, 360° views. Sleeps 2 - 16. Mosquito screening. Wi-Fi & UK TV. Optional Pool hoist. 12% discount for 2 persons

Unique luxurious Villa Ampelitis is a hidden gem majestically situated on a stunning hilltop in peaceful countryside, offering 360° panoramic unspoilt views of the surrounding hills, Statos-Agios Fotios village, and on a clear day, the sea. The villa, which is set within a 2000 sq. m orchard garden, (with fruit, vegetables and herbs for you to use), has no immediate neighbours and the pool and poolside cannot be overlooked. It is an ideal spot for complete relaxation as you can enjoy and sample the traditional Cypriot way of life here, yet be within easy striking distance of Paphos and its beaches. Everything needed in daily life can be found locally in the village 3 minutes' walk, and the excellent Kolios Winery which also serves pre-bookable meze, is about 15 minutes' walk.

The jewel in the crown is the gas fired heated private pool and adjoining baby pool. You decide which temperature you would like, 26°, 28° or 30° Celsius (or more) prior to your arrival, so you can book with confidence, and know you will be able to swim morning, noon and night! Air conditioning, pool heating and central heating for the house supplements are below.



The pool has wide steps access, internal seat and handrail and a wide door shower room (wet room) with shower, toilet and wash basin. In summer the glass doors of the pool house can slide open for easy access to the south facing sun terraces, which have the most wonderful far reaching rural views. The pool house roof offers protection to swimmers from the hot Cyprus sun, a real benefit for children and those with fair skin.

The quality and space of this beautiful house is obvious as soon as you walk through the wide front doors. The ceiling to floor windows provide a light, informal ambiance and mosquito screening is provided at all windows. To keep in touch with the outside world Wi-Fi Internet access is provided at 10Mbps. UK and world TV & film streaming is via a media box and Internet.

The stylish interiors were imported from Germany and include an extremely well equipped (home from home) modern stainless steel kitchen, luxurious comfortable leather furniture (reclining 1 & 2 seaters), beautiful bath and shower rooms with wide door shower cubicles. The beds can convert from single to double according to your preference.

An open plan dining area features an extending dining table for up to 10 people, 8 dining chairs plus bench. Patio doors open onto the olive tree courtyard & herb garden with built in BBQ. This features an outdoor dining area which gets the evening sun, so you can watch the changing colours of the sky whilst you enjoy your BBQ. This area is next to the pool, so you can keep an eye on your children too.

I, Irene, was involved in the concept and design of Villa Ampelitis as I found that many owners and architects alike were not considering access for those with young children (especially a double buggy), or with limited mobility. So together with the owners and an architect, we designed this unique villa with lots of level access and wide enough doors for a wheelchair user or a parent with baby buggy to get about easily. We can supply many baby, child and disability items on request. These are safely stored away, including the pool hoist, so if you, like many clients, do not need these items, you can just enjoy the space. We send a list of all optional hire items to you prior to holiday.

2 x optional studios in annexe

Between the main house (which sleeps 2 – 8) and the pool are 2 self-contained studios which sleep up to 4 persons in each. They will remain empty, unless you, the renter, add them to your booking.

The studios are compact, identical and feature the wider doors to make them accessible to all. They each have a spacious accessible shower and WC and kitchenette. The double bed is in the mezzanine (upstairs) and from here you can look over the balcony to the lounge and sofa bed below to check on children etc. I mentioned Villa Ampelitis has 360° views and from the studio terraces you can watch the sunrise from the horizon and enjoy the early morning sunshine and birdsong, whilst eating your breakfast. If you want to swim without disturbing those in the main house, the corridor takes you directly to the pool. There is no charge for air conditioning in the 2 studios.

The reliable and consistent temperature of this heated pool means Villa Ampelitis is also available to you in low season including Christmas, New Year, Easter and October half term. In low season you will particularly appreciate the Cyprus sun's rays which will pour into the pool room, and the house will be comfortable and cosy. Having central heating and a log fire, (that you can cook over) makes staying at Villa Ampelitis a totally unique experience in Cyprus. You can even ski at Troodos mountains, just over 1.5 hours' drive, and come home and swim!

In the Cyprus villages the fresh produce is offered by van, so you may have the opportunity to experience this.



Statos—Agios Fotios village centre is 3 minutes' walk and has a small supermarket & coffee-shop, 2 x butchers, a play area for children, a restaurant and the award winning and very popular local [Kolios winery with restaurant](#) overlooking the vineyards.

Paphos in one direction and Polis in the other provide banks, restaurants, shops and supermarkets.

2 persons: We offer 12% off the main house rates for 2 persons and for 2 adults + 2 children when dates fit perfectly with current bookings. 2 bedrooms (your choice) will be made up, and 2 bathrooms will be prepared for you.

Ignore the higher rate when booking, we will adjust it manually on the Confirmation.

ACCOMMODATION

Upstairs:

- Stair gate at top of stairs
- Master double (or twin) bedroom with LCD TV & en suite bathroom with bath, shower over and WC
- 2 medium sized bedrooms, one double and one twin share a bathroom with bath, shower over and WC
- Master and double bedroom have direct access to the two big roof verandas with panoramic views to the mountains, sea and village
- Wooden cot

Downstairs:

- One double (or twin) bedroom and accessible wide door shower (suits all and specially designed for elderly guests or those with limited mobility) & WC
- Spacious high ceiling open-plan lounge with luxurious comfortable leather furniture (reclining 1 & 2 seaters) and fireplace
- Open plan dining area features an extending dining table for up to 10 people, 8 dining chairs plus bench
- Patio doors open onto the courtyard garden with BBQ area, overlooking the heated indoor pool.
- Fully equipped modern stainless steel kitchen includes built in oven & ceramic hob, large microwave with grill, fridge, freezer, dishwasher, toaster, coffee machine, fondue, raclette, juicer, blender, frappe whisk, hairdryer and iron
- Laundry room with washing machine
- 32" LCD "Expat" UK TV including BBC, ITV, Channel 4 etc. and world TV plus film streaming. This is via a media box and Internet
- DVD, books
- Heated indoor pool: 9m x 4m. Depths: 1m – 1.6m
- Heated indoor baby pool: 2m x 4m. Depth: .65m
- The pool has wide steps access, seat and handrail. Poolside wide door shower room with shower, WC and wash basin. (Wet room.)
- Pool lift (hoist) available for disabled guests
- Wi-Fi inside and outside
- Box of toys, games and children's billiard table in the house
- Safe

Outside:

SUNDANCE VILLAS



- 2000 sq. m gated and walled orchard garden
- Built in BBQ and seating area with awning for shade
- Wooden table and chairs
- Fruit trees, herbs and vegetables for you to use
- Sun terraces equipped with reclining sun chairs, patio furniture and sun loungers
- Further awning for shade on main sun terrace
- Excellent play-area available in Summer
- Off road parking

LOCAL AREA

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. On a clear day you can see the sea, and with 360° degree views you can enjoy both the sunrise and sunset from the gardens.

Ampelitis Village is now known as Statos-Agios Fotios, and is situated amongst the vines on the beautiful Wine Route of Vouni-Panagia. Staying here you can easily reach historic Paphos with its daily market, interesting shops and beaches, and in the other direction, Polis, with its miles of undeveloped sand and pebble coastline. 2 local beaches are Timi and Pissouri.

In the Cyprus villages, the fresh produce is offered by van, so you may have the opportunity to experience this. In Summer, a fishmonger usually visits the village square once weekly with his refrigerated van, and a greengrocer usually twice weekly.

Statos–Agios Fotios village centre is 3 minutes' walk and has a small supermarket & coffee-shop, 2 x butchers, a play area for children and a restaurant.

If you are visiting in Winter, the owners can usually give you more of an update of what is open and when.

This area 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 award winning and very popular local Kolios winery with restaurant overlooking the vineyards is about 15 minutes' walk. The food here is meze to order and you may like to ask Nicole the villa owner to book your table next to the window, and the views are outstanding. They are open from Monday to Saturday lunchtime, closed Sundays. There is a further winery in the village called Makkas, and you can arrange wine testing at the owner's fathers house nearby. A little further on is Vouni winery which serves food, is wheelchair accessible, and the views are outstanding. Again, I recommend you pre-book your table via Nicole so you get a good view, or just go early.

A tavern in Panagia offers take away.

There are many walking trails locally and rare birds frequent the area. Troodos mountains are well worth a visit and the owners have a favourite easier route so please ask.

Around 15th of August there is an evening festival here and in Panagia Village. In mid-September they have the annual Village Festival here and at Easter time there are traditional activities in this area too.

The local bus runs 3 times per day into Paphos and back. I will send you lots more information on Cyprus before you go.



DISTANCES

- Village: 100m
- Mini-market & Café with TV for international football: 150m
- Beach/sea: 28km
- Timi near the airport, Bar/Cafe on beach: 28km
- Village restaurant: 150m
- Kolios Winery (accessible): 400m
- Restaurant: 1km
- Water Park: 35km
- Mini Golf: 30km
- Paphos/Kato Paphos: 30km
- Polis: 40km
- Kykko monastery: 41km
- Troodos: 69km
- Larnaca Airport: (150km)
- Paphos Airport: (30km)

RATES

- Rates are subject to change. This will not affect any bookings taken.
- Refundable Damages and Cleaning Deposit from £500 to £900 depending on party size. Damages includes that made by self-tanning dyes and oils on furniture, linen and towels.

Main House Discounts

2 persons: We offer 12% off the rates of the main house for 2 persons and for 2 adults + 2 children when dates fit perfectly with current bookings. 2 bedrooms (your choice) and 2 bathrooms will be made up. Ignore the higher rate when booking, we will adjust it manually.

Annexe Studio Costings: The studios can be booked by you for the full duration of your holiday. The studio(s) will be ready for use on arrival, along with the house. 1 studio £50 per night, 2 studios £93 per night. Heating and air conditioning included. Studio Costings will be added to your main house booking at your request. Extra hamper items for studio guests will be added to the fridge in the house. No charge for Air Conditioning in studios.

Annexe Studio Discounts: If you book both studios a discount will apply. You can add the Studio(s) to your booking later.

Bedrooms air conditioning (main house), pool heating and house central heating “at cost” supplements

Air conditioning in main house bedrooms: Master bedroom €6 daily. Other 3 bedrooms €4 each, daily.

Pool and house heating:

To be pre-booked and paid in cash upon arrival. The owners have done their best to calculate these rates according to costs charged to them, i.e. non-profit. As we are adding a supplement for pool and house heating, the rental rates have been substantially reduced, giving you more choice to add on only what you require.

June, July and August. Pool heating 26° C included. House heating included, (but has never been required). The owners will do their best to offer the best possible rate depending on the gas price, weather conditions and rental period.



We operate a Fair Policy. You only pay for what you have used.

Below prices are the **maximum** you will be charged, and this is payable in cash upon your arrival.

Pool heating: 1 September to 31 May:

26° Celsius	€25 per day
28° Celsius	€30 per day
30° Celsius	€35 per day

House heating: 1 September to 31 May:

2 – 4 persons	€25 per day
5 – 8 persons	€35 per day

Pre book your preferred temperature by email, ie 26° Celsius, 28° Celsius or 30° Celsius.

Fair Policy dated 18/6/2024: Above mentioned prices for pool and house heating are the highest possible, based on gas and electricity prices in Cyprus, taking into consideration the weather conditions.

Pay for what you have used:

Upon your arrival the gas meter will be read. You will be shown how everything works. You will pre pay in cash the maximum price for what you require.

Pool and house heating possible refund: Upon your departure the owners will read the gas meter and calculate the amount of gas that your party has used for heating the pool and the house. This figure is non-profit, and is what they, the owners, will pay. For clients using the house and pool heating at a lower temperature, switching the house heating off when they go out for the day or when it is not needed, a refund could be possible. The owners will advise you how this works by email pre-holiday when checking your requirements, or upon arrival.

Heating costs for advance bookings: For clients booking well in advance, these prices will be reviewed closer to the time. Please use these heating prices listed as a guide.

I, Irene, have swim here at all 3 temperatures, so I would say in my opinion that 26 degrees is fine if you are swimming lengths and moving around. At 28 degrees the difference is quite noticeable. If you have young children in the party or anyone with limited mobility, then I suggest 30 degrees. Use the pool cover when not in use to maintain the temperature and use less gas.

Regarding the central heating, email the owners prior to your arrival to see what the weather is like and what they suggest. House heating is usually required November to end April, depending on the weather. Starter logs for the fireplace are provided free of charge.

RENTAL PRICE INCLUDES

- Wi-Fi
- Welcome Hamper (7 nights and more), which includes some basic food items and wine, water, milk, coffee and tea. Vegetarian or non-alcoholic option on request
- Shower gel and shampoo is provided in main house bathrooms
- Linen and towels for house use and a pool towel per person
- Complimentary wooden logs in the fireplace to start the fire, plus 1 big metal bucket of logs (Winter)



- 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

- Items below must be pre-booked please. We will send you a List of all items prior to your arrival:
- Pool heating, chargeable as above, minimum 7 days
- House heating, chargeable as above, minimum 7 days
- Air conditioning in bedrooms
- Extra logs are available and chargeable
- Pool hoist Horcher UPL160 along with all the other disability items costs €10 daily: Moveable hoist AKS FOLDY, Shower/commode chair on wheels, foldable shower chair, foldable toilet chair, toilet seat, suction grab rails, bed grab rail/bedside, under bed laptop/reading table, elephant feet style bed raisers (for one single bed),
- The owner will send you a list and quote according to your requirements
- Profiling bed, Sidhil Solite 4 Laser with or without side rails. €15 per day for first 7 days, so €105 minimum. Extra day €10
- Moveable standing fan, €3 daily, pre-pay owner
- **Complimentary:** Wooden cot with linen, 1 folding plastic cot, pushchair, highchair, playpen, baby bath, changing mat, bottle steriliser, toy box, games and binoculars.

OTHER INFORMATION

A safe is provided. Windows have mosquito screening throughout.

Optional hoists: The movable hoist AKS Foldy can support maximum 150kg.
The Horcher pool hoist can support maximum 160kg.

Special rates for taxis booked via Owner: To Paphos Town 60 - 70 Euros. Price is subject to change.
Contact info@steviespaphostaxis.com

A larger hamper is provided when studio(s) booked for same dates as house.

Car hire is advisable. The owner of Villa Ampelitis has a car rental company and offers clients approx. 30% discount from rates and when the car is booked with his car rental company, he includes a free transfer/escort to the villa from Paphos airport for 5 persons or your luggage. This works very well as the personal "meet and greet" is appreciated, and clients are happy to follow the owner to the villa, and then get a guided tour around the house once there. Automatic car rental with push and pull hand controls also available. I will put you in touch with Cy-Breeze car rentals and your discounted rates once you have booked. Free extra drivers and child seats. It could be possible to stay here successfully without a car, or using local taxis, as the owners could buy extra shopping for you for your arrival.

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.

SUNDANCE VILLAS



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

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 and ONLINE BANKING.

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.