



## Villa Nicolas

### 3 Bedroom Villa with Heatable Private Pool

#### LYSOS, POLIS, PAPHOS, CYPRUS

- Sleeps 2 – 6
- Heatable pool €250 - €350 week. Curtained poolside pergola
- Air conditioning & free use of fans
- Scented poolside with up-lighters and music speakers
- Village house, stone interior, fireplace
- TV x 4 (local channels) CD, DVD
- Walking distance to tavernas, bars & shop



*Restored house with heatable private pool to 28°C. Stone interior and beams. Paddling pool. Scented poolside, lemon trees and jasmine, up-lighters and music speakers. Wi-Fi. Tavernas/bars/shop 100m. Latchi & Polis 10km*

Experience a different world of quiet Cypriot village life in comfort at Villa Nicolas, with its heatable private pool set within a sunny enclosed walled garden with the scent of lemon trees and jasmine. You can enjoy the adjustable curtained poolside pergola for both shade and privacy, and it is a practical spot for anyone who has had enough sun, wants a quiet read, or for romantic evening drinks.

The scented garden transforms at night time, the plants and trees are illuminated by up-lighters and you have hi-fi speakers concealed in the garden walls, if you wish to hear your music in the garden. When you are ready to drag yourselves away, local tavernas and bars are a short stroll.

Our interior photos show the beautiful restoration work to the thick stone walls which insulate the house in both summer and winter, and all the beams are original, as is the fireplace, ancient gate and lock, front door, and so much more... As well as the lounge, each bedroom has a TV, and Wi-Fi Internet access is provided for you to keep in touch with the outside world. Fans are provided free of charge.



Villa Nicolas is quietly situated in the village centre in a no through lane, hidden behind high stone walls, and gated for more privacy. The house has been sensitively restored, retaining many original features whilst adding subtle modern touches by the owner George, who lived in this house as a child.

A short 100m stroll brings you to the heart of the village where you will find a museum, 3 coffee shops, 2 also offering sandwiches, hamburgers and drinks. One offers souvlaki kebab, another food to order, including meze cooked just for you. The coffee shops have added some minimarket items to their range which is handy, so you can get some basics in the village, and our friend Maro often has local eggs too.

Just 600m away on edge of village with wonderful views is attractive stone built Paradisos Hotel which is a lovely spot for a drink at sunset, (see the Review from Clive Benfield) and they serve good food too. Closest beaches are Latchi and Polis. Polis offers a wide variety of shops and restaurants and Latchi is famous for its fish taverns beside the Marina, boat hire and trips.

The location of this beautiful house is private yet not isolated and recommended to all.

## ACCOMMODATION

### Downstairs:

- The villa is all on one level and has attractive stone walls throughout
- 3 bedrooms all with TV
- 2 double bedrooms both with French doors to poolside
- Master double bedroom has adjoining bathroom with Jacuzzi bath, shower over & WC
- 1 twin bedroom
- 2nd bathroom with bath, shower over and WC
- Fully equipped kitchen includes washing machine, microwave, oven, hob, coffee maker, iron and hairdryer
- Air-conditioned lounge with TV, original stone fireplace, (starter logs pre bookable)
- Open plan dining room for 8

### Outside:

- Private pool: 9m x 4.5m (depths: 1m – 1.7m) with both steps and ladder access
- Outside shower
- Brick BBQ
- Working clay oven for Kleftiko lamb and bread
- Comfortable outside seating (not shown)
- Garden with scented plants and trees
- Concealed hi fi speakers and up lighters
- Optional child's paddling pool 2m x 2m, on request
- There are 7 steps from main gate and the villa is enclosed for privacy from the lane by a 9' high stone wall with an antique wooden gate. This is handy if you have young children as you can close the gate.

## LOCAL AREA

Visitors are made very welcome in this hilltop village, with its views across the Akamas National Park, to the sea.



The Polis area offers beautiful countryside and uncrowded beaches, including Chrysochou Bay, which offers mile after mile of quiet beaches alongside citrus groves, with a dramatic backdrop of hills. The nearby Paphos Forest has spectacular scenery and we highly recommend a visit, you may see a mouflon!

Lysos village is known for its traditional architecture and atmosphere, and residents are encouraged to renovate their houses using traditional stone. Lysos has the perfect climate for wild mushrooms, which grow under the fennel plant in cooler months. Ask the owner George.

Local activities here include a play area for children next to a lavender maze in front of the church, donkey rides in the village, horse riding, clay pigeon shooting and many walks and mountain bike trails. There is a museum in the village and a further small Village Life Museum at Steni, both the right size for young children to enjoy.

Excellent waterfront fish tavernas can be sampled at Latchi Marina (10km), including our clients favourite Y&P. The Baths of Aphrodite and start of the Akamas National Park with its crystal clear blue lagoon and variety of walking trails is 2.3km further. The Akamas National park is untouched by development and is a haven for wildlife including turtles, and flora. You can visit by jeep safari, quad bike, mountain bike or walk the trails. The relaxing mini cruise from Latchi is not to be missed, you stop for swimming at the turquoise blue lagoon. Take a swimsuit, mask and snorkel if you have one to appreciate the clear clean water, as you stop for swimming. Or hire a small boat with a cool box. Discounts on both for our clients' c/o Nicole your Rep. Other water sports offered at Latchi are scuba diving, water skiing, sea-kayaking and paragliding.

2 of our favourite wineries are now serving pre bookable food. Kolios at Statos - Agios Fotios and Vouni at Panagia, and both are a hit with our clients. En route you will pass the amazing Kannaviou dam on the left, which can hold a capacity of 18,000,000 cubic metres of precious water. Evretou dam at Simou, across the valley, offers fresh water fishing.

Despite being a town, Polis (8km) has retained the relaxed feel of a village, with an interesting mix of old and new, and a wide variety of shops and restaurants including client favourites Arsinoe for fish, lively Moustakallis and serene In Town. It is well worth a visit and has something for everyone including the large Papantoniou supermarket. Polis centre is pedestrianised which makes it more relaxing for a stroll, especially if you have children.

Twilight is one of my favourite times in Polis, around the Square, enjoying the changing colours of the old stone buildings housing the Cafes and restaurants. Waiters are busy dressing the outside tables, lighting tea lights, plumping up the cushions, offering happy hour drinks etc. A wonderful spot to enjoy the slow Cypriot pace of life, sit back and people watch.

This is just a taste of things to do in the area. I will send you lots more info before you go.

## DISTANCES

- Tavernas for kebab or food to order, coffee shop/bars: 100m
- Basic food shopping: 100m
- Museum, church and children's play area: 100m
- Minimarket in Peristerona: 2km Sells organic
- Evretou Dam: 5km
- Tavern in Steni: 6km
- Beach/sea, Polis & Latchi: 10km,
- Tsada Golf Course: 16km
- Coral Bay beach & Lara Bay, Akamas: 18km

# SUNDANCE VILLAS



- Paphos/Kato Paphos: 27km
- Paphos Airport: 30km
- Larnaca Airport: 114km

## RATES

- Minimum Daily Rate: £65
- Rates are subject to change. This will not affect any bookings taken
- A refundable Damages Deposit of £200 may apply
- Rates apply for up to 10 persons + infant sharing
- Web rates are for 2 - 4 persons or 2 adults + children up to 16 years. We will add £7 daily per adult for 5 – 6 adults. Ignore web rate when booking, we will make adjustments later

## RENTAL PRICE INCLUDES

- Wi-Fi & free (reasonable, not non-stop) use of fans
- Welcome Hamper (7 nights and more), which includes wine, eggs, bacon, bread, margarine, 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 hot & cold: Lounge €6.00 per day
- Villa has working fireplace and underfloor heating
- Underfloor heating Required for dates including 1 December to 31 March, so bookings will have a daily house heating supplement added to rental as follows:
- £27 for 2 - 4 persons and £37 for 5 + persons (minimum 7 nights). Per day. The house will be pre heated for your arrival.
- Pool heating The pool can be heated effectively 1 April to 31 October: 25 degrees Celsius costs Euro 250 per week, and 28 degrees Celsius Euro 350. This is "non-profit" luxury. The owner will buy oil with this amount, and use this oil to keep your pool heated. A heated pool is well worth the outlay, especially in April and October. Pay cash on arrival. Temperatures are approximate and can fluctuate a little depending upon outside temperature, but should maintain with use of pool cover.
- In the very unusual case that the temperature drops below 15 degrees Celsius the pool temperature cannot be guaranteed
- Items below must be pre booked please:
- Cot, highchair, playpen, toys, paddling pool and camp bed
- Logs for fireplace approx. €50 for half a truck, €100 for full truck
- Pool heating and underfloor heating

## OTHER INFORMATION

- A safe is provided
- Car hire advisable. We have however had clients stay here successfully without a car, using local taxis
- 4 seater Taxi from Paphos Airport, one way, daytime €45 approx.
- 6 seater Taxi from Paphos Airport, one way, daytime €65 approx.



## 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

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 25% 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.