



## The Cottage

### 1 Bedroom Cottage with Private Pool

#### NIKOKLEIA, PAPHOS, CYPRUS

- Sleeps 2
- Air conditioning
- Private pool and garden, just for you
- Romantic
- Walking distance to taverna



*Detached cottage for 2 persons. Own private pool, in pretty garden with delightful Diarizos valley views. Paphos/beach 15 minutes' drive. Walking distance to tavern/bar/shop. Sat. TV & Wi-Fi. Fantastic bird spotting!*

This quaint one bed roomed cottage with a full sized private pool just for your use is tucked away in its own quiet garden in Nikokleia village just outside Paphos. The house is simply furnished and has everything needed for preparing light meals. Air conditioning is available if required.

Satellite TV is Nile TV which has a number of English speaking channels, some German and French. Film and world news channels include Fox Film, BBC News, CNN, Euro News and MTV 1 2 3.

The outside space is wonderful and features a well-tended large garden with mature and colourful shrubs, a gas BBQ and a lemon tree. The owners will offer you free range eggs from their chickens and vegetables from their garden.

You are completely private here, and the peaceful garden has lighting for night-time so you can sit outside and enjoy the stars, have a swim and if you are lucky, hear the unique sound of a Scops owl.

Undeveloped beaches are only 7 minutes' drive, and the local bar/restaurant Vasilius Nikoklis Inn is 20 minutes' walk. The well-stocked minimarket and coffee shop/café where you can sit outside and enjoy the lovely views is about 15 minutes' walk, and serves kebabs. Paphos Town is 12 minutes' drive.

Nikokleia village is a bird sanctuary and protected area. If you are a bird spotter, then you will like to know that the garden overlooks the River Diarizos valley and you have the Aspro Dam a 5-minute drive away. Also Mandria beach (15 minutes), Paphos Headland (25 minutes) and the Fassouri reed beds (30 minutes). Examples of birds



seen and heard near the Cottage include Black Francolin, Nightjar, Hoopoe, Collared Flycatcher, Bee eaters and Scops Owl.

The valley has beautiful views and is ideal for walking, and both the Secret Valley and Aphrodite Hills golf courses are nearby.

Home cooked food is now available from Zoe the owner, and you can also order this for your arrival. Chicken and salad, 12 Euro pp. A menu for other homemade dishes will be in the Cottage.

Access to the villa is via the owner's pretty gardens, and guests are welcome to wander around. Although the owners live next door, they will respect your privacy completely, but are there if needed. The owners offer a free daytime transfer service from Paphos Airport and back. Conditions apply so please ask me for details.

## ACCOMMODATION

### Downstairs:

- All on ground floor and on one level:
- Air-conditioned twin bedroom has spacious en-suite walk in shower & WC
- Well-equipped lounge/kitchenette has air conditioning and includes a fridge, Sanyo oven/grill suitable for light meals, washing machine, microwave, 4 ring hob, toaster, cafetiere, iron and hairdryer
- Satellite TV & Wi-Fi
- DVD
- Overhead and moveable fans in both rooms
- Gas heater for cooler months, included 1 Nov – 31 March as below

### Outside:

- Steps to poolside
- Private pool: 8m x 4m (depth 1.2m – 2m). Ladder access
- Terrace with Gas BBQ and lighting
- Attractive lawned garden with loungers, umbrellas and furniture

## LOCAL AREA

This villa is perfect for clients who wish to be within easy reach of Paphos town and the Harbour yet also experience the slow pace of daily life in traditional Nikokleia village.

If you drive inland, (you can follow the Diarizos valley) you will see the Troodos mountains appear in the distance. Many Cypriots buy their wine direct from the wineries here, most of which are in the foothills of the Troodos mountains. Nelion Winery is a popular choice to visit, at Praitori (Pretori) via the F616. The foothills are home to more excellent wineries, (turn left at Nata) and make your way to Statos-Agios Fotios for Kolios Winery, and then visit Vouni Winery at Panagia. Both serve good pre bookable food, and have great views. There are many good tavernas in the area including Olivio at Anarita village.

Paphos Town has a daily market (not Sundays) and on Wednesdays the villagers bring in their fruit and vegetables to sell. There is easy parking opposite in the municipal car park. It has plenty of history and nightlife, and Blue Flag beaches starting at Geroskipou. Further Blue Flag beaches are Coral Bay and Corallia Beach. Once



past here you arrive at the Akamas National Park and the undeveloped Lara Bay which you can visit on a Jeep Safari. Bumpy, hot and fun!

Having the Paphos highway about 3km away too, you can easily reach Pissouri beach, Limassol, the Rock of Aphrodite, and Curium. Polis and Latchi can be easily reached via the highway into Paphos and then follow the B7.

If you are interested in bird spotting we have a full Report from our Mr Suller who visited this area, in our "[About Cyprus](#)" section on the Toolbar.

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

## DISTANCES

- Shopping Centre: 1km
- Minimarket/coffee shop/kebab: 500m
- Beach/sea: 6km
- Shop: 4km
- Local Restaurants: 2km
- Vasilias Nikoklis Inn: 2km
- Water Park: 13km
- Paphos/Kato Paphos: 14km
- Secret Valley and Aphrodite Hills golf courses: 10km
- Paphos Airport: 9km
- Larnaca Airport: 110km on a highway, not busy

## RATES

- Minimum Daily Rate: £50
- Rates are subject to change. This will not affect any bookings taken
- A refundable Damages Deposit of £200 may apply

## RENTAL PRICE INCLUDES

- Wi-Fi
- Welcome Hamper (7 nights and more), which includes beers, eggs, bacon, juice, bread, butter, water, milk, coffee and tea. Vegetarian or non-alcoholic option on request
- Linen and towels for house use and a pool towel per person
- Fresh supply of linen and towels for 10 - 14 night bookings
- Local Representative: Will contact you by text or email

## ON REQUEST

- 1 April - 31 October: Air conditioning/heating in lounge and bedroom is available via a slot meter which takes 1 Euro coins for approx. 90 minutes.
- 1 Nov - 31 March. Heating: 1 x Gas cylinder (per booking) for mobile gas fire included in rates. This should last approx. 1 week if used on low setting. Further cylinder approx. 14 Euros.
- Items below must be pre booked please:
- Complimentary Cot with linen
- Transfers
- Food



## OTHER INFORMATION

- Car hire advisable
- 4 seater Taxi from Paphos Airport, one way, daytime €35 approx.
- Much recommended by our clients: The lady owner offers Alternative Healing, Reiki, and Indian Head massage. She can recommend a Body Talk specialist on request.

## 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.