



## Villa Athena

### 3 Bedroom Villa with Private Solar Heated Pool

#### CORAL BAY, PAPHOS, CYPRUS

- Sleeps 2 - 7
- Free air conditioning & pool heating
- Latest technology solar panels for effective pool heating
- Walk to Blue Flag Corallia beach 400m
- 2 adult lower rates on request by email
- Sea view from master bedroom terrace
- Pretty garden with lawn



*Modern villa, large solar heated pool with steps in extensive garden. Quiet location. Sea views & unlimited Wi-Fi. Coral Bay Beach 400m. Free air conditioning and pool heating. Car not essential.*

3 bedroom 2 bathroom Villa Athena is perfect for clients who want to be quietly located yet walking distance to the 2 Blue Flag beaches in Coral Bay, and the Coral Bay Strip. Free air conditioning throughout, (hot & cold) unlimited Wi-Fi and pool heating.

This contemporary stylish villa features modern furniture, stunning artwork, large mirrors and marble sink units in the bathrooms. As 2 of the 3 bedrooms have double beds, one up one down, it may suit couples wishing to holiday together. There are sea views from the master double bedroom front terrace, and this is a lovely spot to enjoy evening drinks watching the changing colours of the sunset.

We appreciate that preparing meals on holiday is important and the fully equipped kitchen with granite worktop is top of the range.

The tried and tested solar power pool heating is highly efficient, usually offering comfortable swimming temperatures from mid-March (ie 28° Celsius registered) to mid-November at no extra charge. As we also include air conditioning hot and cold in rates, we offer Villa Athena for rent all year. In winter months the air conditioning is used as heating.

# SUNDANCE VILLAS



The rear garden offers a superb cool outdoor breakfast area. The garden terrace overlooking the pool offers welcome shade during the afternoon, so you can BBQ in comfort, using the excellent tiled BBQ area. The gated garden with lawn has trees for dappled shade and grass for children to run around.

5 minutes' flat walk brings you to the beautiful safe sandy Corallia Coral Bay beach, local bars & taverns, shops and bus stop for Paphos. Coral Bay main beach is bigger than Corallia, has decking, sun loungers and umbrellas, and the side entrance is 1km.

The Coral Bay strip is 1200m and offers a wide selection of bars, restaurants and shops.

Paphos Town and bars and restaurants at Tombs of the Kings are a short drive, and Paphos Airport transfer time is 35 minutes. If you wish to take a break from driving there is a regular bus to Paphos stopping at Corallia beach.

We offer 2 adult lower rates by email when dates fit well with current bookings. Ignore the higher rate when booking.

## ACCOMMODATION

### Upstairs:

- Air conditioned master bedroom (private from the rest of the house). En suite shower and WC
- Large veranda with sea views, accessible from the master bedroom, with convenient steps to pool

### Downstairs:

- Air conditioned modern lounge with 32" HD LCD TV with local channels
- Air conditioned double bedroom with doors to pool terrace
- Air conditioned twin bedroom
- Bathroom with bath, shower over and WC
- Air conditioned kitchen features top of the range stainless steel appliances, star galaxy granite worktop, dishwasher, washing machine, microwave, oven, hob, fridge, freezer, blender, juicer, frappe maker, cafetiere, iron and hairdryer
- Open plan dining area with table + 7 chairs

### Outside:

- Tiled solar heated pool 9.5m x 4.5m (depth: 0.90m – 2.2m) with both ladder access and built-in steps with a grab handle
- Mosaic shower enclosed for protection and privacy
- Ample covered seating area and grass
- Built in tiled BBQ area with worktops, lights, socket, sink and drinking water supply
- 6 sun loungers. 2 dining tables with 10 chairs
- Pool and poolside can be illuminated at night

## LOCAL AREA

Perfect for clients who want to be quietly located yet walking distance to the 2 Blue Flag beaches in Coral Bay and the Coral Bay Strip.



The Coral Bay strip is 1200m and offers a wide selection of bars, restaurants and shops, including clients favourite Samisen, a lively Japanese where the chef cooks in front of you and entertains you at the same time. By contrast, the other direction towards Sea Caves is extremely pretty, rural and protected from development. Narrow lanes take you to the pretty coastline, and there are a handful of bars and taverns right next to the sea, including Oniro by the Sea and family friendly Sea Caves Tavern. Both wonderful at sunset.

5 minutes' flat walk brings you to the beautiful safe sandy Corallia Coral Bay beach, local bars taverns, shops and bus stop for Paphos. Coral Bay main beach is bigger than Corallia, has decking, sun loungers and umbrellas, and the side entrance is 1km.

The Akamas National Park is nearby, and a good way to explore this and really find out about it is by jeep excursion which your local Representative can arrange at a discounted rate. For clients with young children, 2 Paphos hotels, Laura Beach and King Evelthon, have 2 small water parks attached, and they are open to the public. See my Blog.

For the village experience you may like to visit Peyia, 5 minutes' drive away. Clients favourite Peyia tavern is at the top of the hill, good for meze, and you need to pre book to get a table on the terrace. Papantoniou bakery is halfway up the hill and sells delicious seeded breads and other goodies including Sundance Villas favourite sesame paste flat cake pronounced "tashinobitta".

Paphos Town, harbour, and bars and restaurants at Tombs of the Kings are a short drive. Paphos Airport transfer time is 35 minutes. If you wish to take a break from driving there is a regular bus to Paphos harbour via Tombs of the Kings road, ending at Corallia beach car park. A day pass is just 3 Euro.

I will send you lots more information on Cyprus before you go. Please also use the Toolbar links above.

## DISTANCES

- Coral Bay Corallia Beach: 400m
- Parus minimarket: 300m
- Minimarket in Panaretti: 470m
- Supermarket: 700m
- Restaurants: 400m
- Coral Bay beach side entrance: 1km
- Coral Bay Strip for shops, restaurants, bars etc: 1200m
- Paphos/Kato Paphos: 6km
- Water Park: 9km
- Zoo: 2km
- Akamas National Park: 3km
- Bus Stop: 300m (bus is approx. every 10 minutes, and goes to Paphos via Coral Bay beach, Tombs of Kings and Paphos Harbour.)
- Paphos Airport: 24km
- Larnaca Airport: 137km

## RATES

- Minimum Daily Rate: £99
- Rates are subject to change. This will not affect any bookings taken
- A refundable Damages Deposit of £200 may apply
- We offer 2 adult discounts, by email, on selected dates. All bedrooms will be prepared



## RENTAL PRICE INCLUDES

- Air Conditioning all year, hot and cold air. (5 units, bedrooms, lounge and kitchen diner.)
- Pool heating via weather dependant solar panels
- Wi-Fi
- Welcome Hamper (7 nights and more), which includes wine, eggs, bacon, cornflakes, 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 10 or more nights. Weekly for 21 nights
- 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:
- 2 cots with linen, highchair, playpen & toy box
- Hotel grade camp bed
- Ramp
- Plastic stool

## OTHER INFORMATION

- A safe is provided
- Mobility information
- The villa has proved suitable for persons with limited mobility:
  - 2 bedrooms and bathroom are on the ground floor which is all level
  - Pool entry is via steps (not ladder) and there is a grab rail.
  - The surrounding area is flat
  - Entry steps are 3cm to 5cm high
  - Entry ramp and plastic stool for shower can be provided. Nett width of doors less than 85cm
- Villa Athena is equipped for, and sleeps 6 people. On request: We can accommodate 1 additional person free of charge and a hotel-grade quality camp bed can be provided. It can fit in either the master bedroom upstairs, or in lounge, please advise
- A few books & novels are provided which will save on luggage weight
- 4 seater Taxi from Paphos Airport, one way, daytime €45, 6 seater €55, minibus €85
- Car hire not essential but recommended in high season due to heat. Cy-Breeze can deliver a car to villa

## 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

# SUNDANCE VILLAS



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.