

Villa Almyra



Description

Wonderfully set amidst the emerald waters of the sea and the azure sky this utterly seductive luxury Villa offers a heavenly retreat for couples and families seeking a one of a kind experience. Named after the many tamarisk trees (Almyriki) grown in the area Villa Almyra exudes the Greek island feel with touches of traditional charm and modern luxury. Idyllically set next to the quaint fishing village of Ampelas, 150 meters from the beach overlooking the cerulean waters of the sea this charming villa offers a tranquil retreat for memorable vacations. Encircled by the verdurous greenery Villa Almyra emits a distinctive charm and unique character through its authentic decorations, natural stone and quality white furnishings which adorn the white washed interiors creating an atmosphere of pure bliss and relaxation. Composed of 4 bedrooms and 3 bathrooms, various lounge areas with sea views and a swimming pool it is the ideal holiday residence just a few minutes away from Naousa! Embraced by the spectacular scenery of the Cyclades Islands in Greece, Amalgam luxury villas epitomize the ultimate luxury living experience while providing the highest degree of privacy and indulgence. The main entrance leads directly to the elegant dining area decorated in natural nuances. Right by the dining area there is a minimalist styled modern living room fitted with comfortable contemporary furnishings, a satellite TV and a home theatre. A door from the dining area leads to the brilliantly white vast fully equipped kitchen with a dining corner and all the amenities for a truly relaxing stay and moments of true culinary enjoyment. There is also a laundry room on this floor for guests' further convenience. The lower floor of the villa features one king size bedroom with an en suite bathroom with shower, a king size bedroom and a queen size bedroom both sharing a fully equipped bathroom. An independent guest house with a private entrance and its en suite bathroom all fitted with fine quality furnishings and decorated in natural shades is also available for guest's disposal. Set amidst the affable nature this enchanting villa in Paros offers a relaxing getaway for travellers seeking to escape from the hustle and bustle of everyday life. A patio door exits to the front veranda featuring a dining table and a cosy sitting area where guests can enjoy their breakfast or relish a delicious meal under the shade of the pergola while gazing at the verdant hillcrest and the azure horizon. The swimming pool terrace is beautifully appointed with stylish sun beds, a dining table with chairs and a cosy lounge area under a shaded pergola where guests can escape the sun after a refreshing swim into the crystalline waters of the pool. All in all, with capacity for 8 people it is the ideal property for family or friends looking to relax in comfort and enjoy this amazing privacy and serenity the villa offers only a few minutes' drive away from the cosmopolitan centre of Naousa! Energy Class: D

Property Policy Sheet:

The lessor owns property No. RPA7174 Villa Almyra as shown on the website operated by "ERRIKOS KOHLS PREMIUM RENTAL SERVICES" located in Ampelas and comprised of a fully furnished Villa spread across 2 floors and a swimming pool.

Pricing periods:

- Low season: 880€/Day
- Medium season: 1190€/Day
- High season: 1480€/Day

Amenities/Services included:

- Cleaning of house: 2 times per week
- Change of linen/ towels: 2 times per week
- Pool maintenance once a week.

*for any extra services only upon request at additional cost

- 1) The term of this lease will be defined through the booking process.
- 2) The lessee shall reside at the property during that period with max. indicated capacity of people (including kids of minor age).
- 3) The house will be at the disposal for guests after 15:00 PM on the date of arrival and they are asked to leave the house before 11:00 AM.

Check in: from 15:00 pm

Check out: until 11:00. am

4) The total rent for the above-mentioned period is as introduced above and includes the basic cleaning services as described on the website. 50% of the rent shall be paid directly after the booking is confirmed, payable into the bank account of the Real Estate Agency "Errikos Kohls Premium Rental Services IKE, held at Piraeus Bank Paros branch. The remaining 50% shall be paid 30 days before lessee arrives at the property, by credit card or through ban swift to the before mentioned bank account of the agency. Payment shall be evidenced solely by means of written receipt. The lessee considers the afore mentioned rent both fair and reasonable.

5) Cancellation is only possible if the lessee sends a written cancellation request (by e-mail) to the agency latest 45 calendar days prior to his booked date of arrival at the property. 50% of the total rent amount which is paid at the time of reservation of the villa is NON-REFUNDABLE, the remaining 50% of the rent will not be due in case that the before mentioned cancellation request has been delivered to the agency within the before described period and after the agency has confirmed and accepted the receipt of cancellation request.

6) To ensure proper performance of the terms of this lease when the lessee arrives, during such time as the lease is in effect the sum of € 1.000 shall be blocked electronically in the account indicated as a security deposit and shall be released 7 working days after departure of the lessee from the property in good time after the lease has ended and all terms of this agreement have been properly performed.

7) The property shall be used solely and exclusively as a residence. Any change in use is prohibited. Subletting or concession of use of all or part of the property in any manner to a third party, whether for consideration or otherwise, without the lessor's prior written consent, is prohibited.

8) The lessee will take receipt of the property after examining it and finding it to his full liking, in excellent condition and completely fit for use as holiday accommodation. He also took receipt of the furniture and fittings at the property as per the attached list.

- 9) The lessee is obliged to make proper use of the property and its fixtures/fittings, otherwise he shall be liable to pay compensation for wear and tear and damage caused to the property by him or his staff.
 - 10) The lessor (owner) is obliged to pay public and municipal taxes and duties (street lighting, cleaning charges, etc.) and to pay the bills for all manner of public utilities (electricity, water, etc.), all manner of duties, taxes and levies relating to the property or associated with the rent paid for the property. The lessor is obliged to cover the cost of repairs for normal wear and tear from use of the property.
 - 11) When the lease expires, the lessee is obliged to hand back the property to the lessor without notice in the same good state of repair as he had received it upon arrival, and he is liable to compensate the lessor for late return of the property on any grounds, other than those due to force majeure. The state of the property will be confirmed on the date of departure of the lessee.
 - 12) Tacit subletting or extension in the term of the lease is strictly prohibited. Should the lessee remain in the property for any reason after the lease expires that cannot on any grounds be deemed to be an extension, and any amount collected by the lessor shall be deemed to have been paid as compensation for use.
 - 13) Any amendment to the terms of this agreement and any subletting or extension in the lease shall be demonstrated in writing alone, all other evidentiary means, including the oath, being precluded. Any failure by the Lessor to exercise any rights in good time, once or repeatedly, shall not be taken as a waiver of those rights.
 - 14) Breach of any term of this agreement by the lessee –all of which are agreed as material– shall result in automatic termination of the lease without the lessor being obliged to give notice to terminate. Termination of this lease due to the lessee's fault shall not entail release from his obligation to pay the rent agreed, which the lessee shall continue to owe.
 - 15) It is expressly agreed by the owner that the laws of Greece shall be applicable to any dispute and that the courts of Athens alone shall have jurisdiction.
- Only after the lessee will have agreed and accepted these terms, he can proceed with the rental of this property. The agreement will be drawn up in 2 counterparts and will be signed by each of the contracting parties. The signed agreement to be submitted by the lessor in accordance with legal form to the local tax office.