

# Apeiron I Villa



Price: 230 € / night

Licence Number: 1011881

Guests: 4

Check-in Hour: 15:00

Bedrooms: 2

Check-out Hour: 10:00

Bathrooms: 2

Housekeeping: Twice per week

Size: 85 m<sup>2</sup>

Change of Linen: Twice per week

Property ID: 149

Car: Recommended

## Description

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### Instaworthy Views – Ace Location – Private Pool

Apeiron I Villa offers modern luxury in Gaios with breathtaking Ionian Sea views, private infinity pool, two ensuite bedrooms, and contemporary design. This sophisticated 85m<sup>2</sup> retreat features premium amenities, minimalist decor, and Mediterranean landscaping, perfect for couples or small families seeking tranquil elegance just moments from Gaios town center and authentic tavernas.

### PROPERTY HIGHLIGHTS

Private infinity pool with panoramic Ionian Sea views  
Two ensuite bedrooms with premium COCOMAT mattresses  
Contemporary design with traditional Greek elements  
Prime location steps from Gaios town center  
Professional PaxosRetreats concierge services  
Private parking and outdoor shower facilities  
Mediterranean landscaping with olive and lemon trees

### DESCRIPTION/THE SPACE

Apeiron I Villa exemplifies contemporary Mediterranean luxury through its thoughtful 85-square-meter design spread across two elegant floors. The ground floor welcomes guests with a sophisticated bedroom featuring a convertible double bed (easily configured as two singles) paired with premium COCOMAT mattresses and an ensuite bathroom boasting a modern walk-in shower with premium fixtures.

The heart of the villa showcases an open-plan living area with a large built-in sofa surrounding a contemporary fireplace, seamlessly connecting to a fully equipped kitchen featuring top-tier appliances including refrigerator, stove & oven, Nespresso coffee machine, and kettle. High-quality cookware, dinnerware, and modern amenities ensure effortless meal preparation and entertaining.

Ascending to the first floor reveals the luxurious master bedroom with a plush double COCOMAT mattress and private ensuite bathroom, opening onto a spectacular balcony offering breathtaking panoramic views of the azure Ionian Sea. Both bedrooms feature inverter air conditioning units and ceiling fans for optimal comfort throughout your stay.

Throughout the villa, expect minimalist decor, premium furnishings, and contemporary fixtures that create an atmosphere of refined elegance. Floor-to-ceiling windows flood each space with natural light while framing the stunning seascape, creating seamless indoor-outdoor living enhanced by the surrounding Mediterranean landscaping of olive trees, aromatic herbs, and colorful bougainvillea.

### LAYOUT

#### Ground Floor:

- Living room with large built-in sofa and contemporary fireplace
- Fully equipped modern kitchen with premium appliances
- Double bedroom (convertible to twins) with ensuite bathroom and walk-in shower

#### First Floor:

- Master double bedroom with ensuite bathroom and private sea-view balcony

## GUEST ACCESS

Guests enjoy full access to Apeiron I Villa and all its premium amenities upon arrival. Keys can be collected from the designated check-in location, or we can arrange convenient self-check-in options to ensure seamless arrival at your Paxos retreat.

## INTERACTION WITH GUESTS

We prioritize your privacy and comfort throughout your stay. Self-check-in is available, allowing you to seamlessly settle into your Paxos retreat at your convenience. Upon request, our friendly hosts will greet you upon arrival, providing a warm welcome and local insights. A dedicated PaxosRetreats representative remains available to assist with any inquiries or needs.

## OTHER THINGS TO NOTE

- Property is accessed via stairs and may not be suitable for guests with mobility challenges
- Elevated position requires a short walk to reach main Gaios town areas
- Convertible bedroom configuration may require adjustment upon arrival

## LOCATION DESCRIPTION

Situated in the prestigious area of Gaios, Paxos, Apeiron I Villa enjoys an enviable location with mesmerizing sea views overlooking the crystalline waters of the Ionian Sea. The villa's elevated position provides both privacy and spectacular vistas while remaining conveniently close to the island's vibrant heart.

Just a leisurely stroll away, guests can explore the charming cobblestone streets of Gaios town, where traditional architecture meets contemporary island life. The picturesque harbor serves as the perfect backdrop for morning coffee or sunset aperitifs at authentic waterfront tavernas serving fresh seafood and local specialties. Boutique shops, art galleries, and cultural sites are within easy walking distance.

Essential amenities including supermarkets, pharmacies, and local services are located within 2 kilometers of the property. The island's pristine beaches, including the famous Antipaxos with its Caribbean-like waters, are easily accessible via boat trips departing from Gaios harbor. Hidden coves, olive groves, and hiking trails provide endless opportunities for exploration and discovery of Paxos's natural beauty and authentic Greek island charm.

## GETTING AROUND

Private parking available on-site. Gaios town center easily walkable. Car rental recommended for beach exploration.

## GETTING THERE/TRANSIT

Paxos is accessible via Corfu International Airport (60-minute ferry ride) or Igoumenitsa Port (1.5-hour ferry journey). From Gaios Port, the villa is just a short drive away. We can arrange private transfer services, car rentals, and sea taxi services for your convenience, though hydrofoil tickets must be arranged independently.

## HOUSE RULES

- It is mandatory to respect the maximum occupancy of guests during the whole stay
- Please inform your host as soon as possible of any breakdown, damage or accident occurring to the property during your stay

- Guests are responsible for any damages beyond normal wear and tear
- Smoking is permitted only outdoors
- Parties and events are strictly prohibited
- Pool usage is at guests' own risk; children must be supervised at all times
- Quiet hours: 22:00 – 08:00

#### PAXOS RETREATS MANAGED

PaxosRetreats directly manages and handles reservations and guest communications for Apeiron I Villa. This service option allows property owners to delegate the booking process and guest communications to PaxosRetreats' professional team.

## Amenities

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- Accessible by stairs
- Air Conditioning
- Air conditioning in all rooms
- Baby cot (Free)
- Balcony
- Bathroom essentials (Towels, hot water, toilet paper, etc)
- Beach/Pool towels
- Body soap
- Bottle of water
- Ceiling fan
- Champagne or wine
- Cleaning available during stay
- Cleaning included
- Coffee machine
- Conditioner
- Cooking basics (Pots & pans, oil, salt, pepper etc)
- Cooking essentials (Bowls, chopsticks, plates, cups etc)
- Cooking hob
- Cutlery/Crockery
- Detached
- Dining table
- Dishwasher
- Fire extinguisher
- Fireplace
- First aid kit
- Flat screen TV
- Freezer
- Fresh sheets & towels
- Fridge
- Fruits
- Fully equipped kitchen
- Hair dryer
- Hangers
- Infinity swimming pool
- Iron
- Juices
- Kettle / Water Boiler
- Kitchen
- Linen
- Long stay
- Microwave
- Mosquito nets
- Near to sea
- Nespresso coffee machine
- Outdoor furniture
- Outdoor lounge / dining areas
- Outdoor shower
- Oven
- Panoramic view
- Parking on site (Free)
- Patio / Veranda
- Pool view
- Safe deposit box
- Sea view
- Shampoo
- Shower
- Shower gel
- Sun loungers
- Swimming pool private
- Toaster
- Toiletries
- Trash cans
- Upper floors accessible by stairs only
- Walk-in shower
- Washing machine
- Welcome hamper
- WiFi
- WiFi (Free)
- Wine glasses

## Sleeping Arrangements

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**Bedroom 1**

1 King Bed

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**Bedroom 2**

1 King Bed

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## Terms and Conditions

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### Cancellation Policy:

- 100% refund if you cancel at least 2 months before check-in.
- 50% refund if you cancel at least 1 month before check-in.
- No refund if you cancel less than 1 month before check-in.
- Paxosretreats.com Service Fee (3%) is non-refundable.
- All cancellations must take place by 12midday according to the Central European Time (CET), on the appropriate day.

### Other Rules:

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- Smoking is permitted only outdoors
- Parties and events are strictly prohibited
- Pool usage is at guests' own risk; children must be supervised at all times
- Quiet hours: 22:00 - 08:00

Smoking Allowed: No

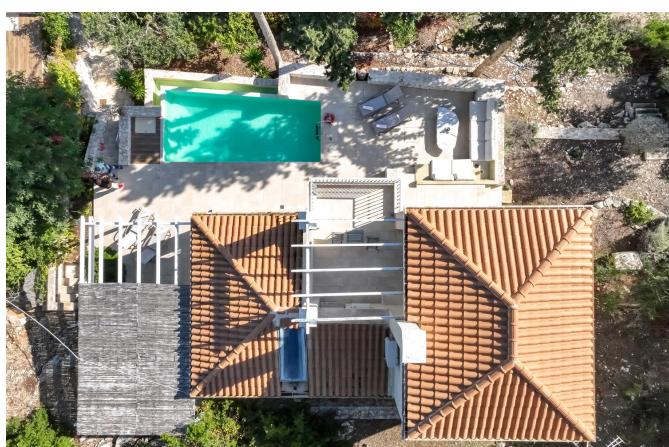
Party Allowed: No

Pets Allowed: No

Children Allowed: Yes

## Photos

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Showing first 18 photos.