

# Avra House



Price: **422 € / night**

Licence Number: **0829K10000481001**

Guests: **6**

Check-in Hour: **15:00**

Bedrooms: **3**

Check-out Hour: **10:00**

Bathrooms: **3**

Housekeeping: **Twice per week**

Size: **140 m<sup>2</sup>**

Change of Linen: **Twice per week**

Property ID: **48344**

Car: **Not Necessary**

## Description

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Avra House is a stunning 140m<sup>2</sup> split-level retreat combining traditional Greek architecture with modern comfort. This pink-hued villa with distinctive green shutters offers breathtaking views across Gaios rooftops and Saint Nicholas Islet, perfectly positioned just 100 meters from both the beach and town center.

### THE SPACE

Bathed in natural light, Avra House exemplifies refined island living with its thoughtful blend of coastal charm and contemporary amenities. The villa's split-level design creates distinct living zones while maximizing views through large windows and multiple balconies.

The ground floor features a welcoming open-plan living and dining area adorned with woven rattan pendant lights and comfortable seating in soft pink and coral tones. The dining area, set beneath a romantic rose-tinted pergola, offers an enchanting setting for meals with views over the town. A beautifully curated collection of nautical décor and local artwork adds authentic character throughout.

The modern kitchen showcases light-wood cabinetry complemented by traditional terracotta tiles and decorative backsplash, equipped with high-end appliances including a dishwasher, oven, microwave, espresso machine, and kettle. The space seamlessly blends functionality with Mediterranean aesthetics.

Each of the three bedrooms offers en-suite facilities and unique charm. The bedrooms feature a mix of classic iron-frame beds and distressed wooden furniture, dressed in crisp whites and serene blues, creating peaceful sanctuaries enhanced by gentle sea breezes through green-framed windows.

The outdoor space is a private oasis, featuring a crystal-clear pool surrounded by comfortable sun loungers and elegant parasols. The stone-walled garden, dotted with decorative lanterns and vibrant bougainvillea, creates an intimate atmosphere perfect for both relaxation and entertainment.

### OTHER THINGS TO NOTE

While the villa's central location offers convenience, please note that during peak summer months, you may experience some ambient noise from nearby tavernas and town activities. The split-level design means there are stairs to navigate between floors. Street parking, while free, may be limited during high season.

### LOCATION DESCRIPTION

Ideally situated in the heart of Gaios, Avra House offers the perfect balance of privacy and convenience. Just 100 meters from both the beach and local restaurants, with the island's central square a mere 200-meter stroll away. The property provides stunning views of Saint Nicholas Islet and the surrounding landscape, while being within easy walking distance of all town amenities.

### GETTING THERE/TRANSIT

Located 2.5 km from Gaios New Port, the villa is easily accessible. While a car isn't necessary due to the central location, free on-site parking is available. Transfer services from the port/airport can be arranged upon request.

## INTERACTION WITH GUESTS

We prioritize your privacy and comfort with our seamless self-check-in system. Upon request, our friendly hosts will greet you upon arrival, providing a warm welcome and local insights. Throughout your stay, a dedicated PaxosRetreats representative is available to assist with any inquiries or needs that may arise.

## GUEST ACCESS

The villa offers private access to all interior and exterior spaces including the pool and sun terrace. Guests enjoy entry to all three bedrooms with en-suite bathrooms, the fully equipped kitchen, and living areas. The property's multiple balconies and verandas are exclusively reserved for guest use, with free parking available nearby.

## LAYOUT

Ground Floor:

- Open-plan living and dining area
- Fully equipped modern kitchen
- Twin bedroom with en-suite bathroom
- Guest WC
- Cloakroom

First Floor:

- Double bedroom with en-suite bathroom and balcony
- Twin bedroom with en-suite bathroom and balcony

## PAXOS RETREATS MANAGED

PaxosRetreats directly manage and handle reservations and guest communications for Pax Villa. This service option allows property owners to completely delegate the booking process and guest communications to PaxosRetreats' professional team.

## Amenities

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- Accessible by stairs
- Air Conditioning
- Air-conditioning
- Baby cot (Free)
- Balcony
- Bathroom essentials (Towels, hot water, toilet paper, etc)
- Beach/Pool towels
- Body soap
- Cleaning available during stay
- Cleaning included
- Close to center
- Coffee machine
- 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
- First aid kit
- Flat screen TV
- Freezer
- Fresh sheets & towels
- Fridge
- Fully equipped kitchen
- Garden
- Hair dryer
- Hair-dryer
- Hangers
- Highchair
- Iron
- Kettle / Water Boiler
- Linen
- Near to sea
- Outdoor furniture
- Outdoor lounge / dining areas
- Outdoor shower
- Oven
- Patio / Veranda
- Pool view
- Shampoo
- Shower
- Shower gel
- Street parking (Free)
- Sun loungers
- Swimming pool private
- Toaster
- Toiletries
- Trash cans
- Upper floors accessible by stairs only
- Washing machine
- Welcome hamper
- WiFi
- WiFi (Free)
- Wine glasses

## Sleeping Arrangements

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Bedroom 1

1 Double

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Bedroom 2

2 Single

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Bedroom 3

2 Single

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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:

- Children welcome (1-12 years)
- Infants welcome (under 12 months)
- The cleaning and maintenance staff of the property may enter the house at any time if necessary for the maintenance of the property
- It is mandatory to respect the maximum occupancy 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

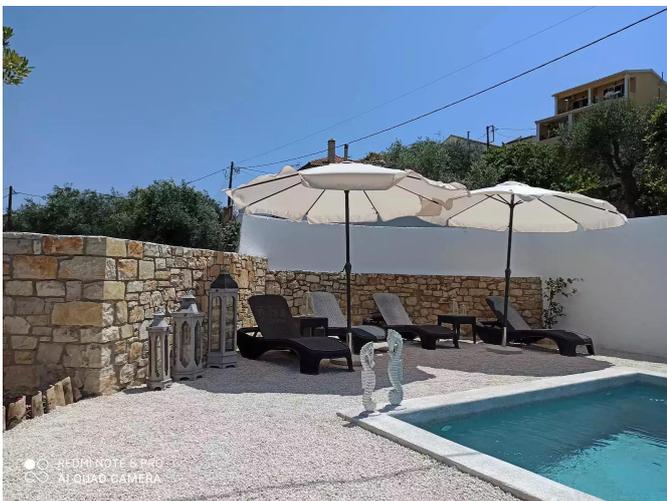
Smoking Allowed: No

Party Allowed: No

Pets Allowed: No

Children Allowed: Yes

# Photos







Showing first 18 photos.