

# Nemesis Villa



Price: **290 € / night**

Licence Number: **00001304587**

Guests: **4**

Check-in Hour: **16:00**

Bedrooms: **2**

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

Bathrooms: **3**

Housekeeping: **Twice per week**

Size: **90 m<sup>2</sup>**

Change of Linen: **Twice per week**

Property ID: **47222**

Car: **Necessary**

## Description

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Nemesis Villa is a sophisticated 90-square-meter retreat nestled in the prestigious Fanariotatika area of Paxos Island. This contemporary two-level villa harmoniously blends modern luxury with breathtaking views of the Ionian Sea and dramatic limestone caves. Featuring two elegant bedrooms, a stunning infinity pool, and multiple terraces, the villa offers an exclusive escape where privacy meets panoramic seascapes.

### THE SPACE

The villa unfolds across two meticulously designed levels. The lower level presents an open-plan living space where floor-to-ceiling windows frame spectacular sea views. The living room features a plush grey sectional sofa and designer furnishings. The adjacent dining area seats six guests comfortably, while the gourmet kitchen showcases white and wood cabinetry, black marble backsplash, and premium appliances including Nespresso facilities.

Upstairs, two refined bedrooms await. The master bedroom offers a luxurious double bed, while the second bedroom features twin beds that can be converted into a double. Both bedrooms boast ensuite bathrooms with designer fixtures, premium linens, and panoramic sea views through floor-to-ceiling windows.

The outdoor space centers around a stunning infinity pool with LED lighting. Multiple terraced levels with stone retaining walls create distinct areas for relaxation, including a shaded dining area and sunbathing terraces with designer loungers.

### OTHER THINGS TO NOTE

While Nemesis Villa offers a luxurious retreat, guests should be aware that the property is situated in a traditional village setting. The two-level layout may not be suitable for guests with mobility concerns. During peak summer months, we recommend early booking as the villa is in high demand.

### LOCATION DESCRIPTION

Fanariotatika offers an authentic Paxiot experience, perfectly positioned to explore the island's treasures. The villa's location provides easy access to Gaios, the island's charming capital, just a short drive away. While restaurants and markets require transportation, the villa's elevated position rewards guests with unparalleled views of the limestone cliffs and azure waters. The area's pristine beaches are accessible by car, with the closest being just 1.2 km away. The neighborhood maintains a peaceful atmosphere while providing convenient access to all essential amenities and attractions.

### GETTING THERE/TRANSIT

Paxos is accessible via ferry from Corfu, where the nearest airport is located. The journey from Corfu port to Paxos takes approximately 1 hour by hydrofoil. We can arrange private transfers and car rentals to ensure a seamless arrival experience. The villa is approximately 10-15 minutes from the main port of Gaios.

### INTERACTION WITH GUESTS

We prioritize your privacy while ensuring support is always at hand. Self-check-in is available for a seamless arrival. Upon request, our friendly hosts will greet you with a warm welcome and local

insights. Throughout your stay, a dedicated PaxosRetreats representative is available 24/7 for any assistance needed.

## GUEST ACCESS

Guests have exclusive access to the entire villa and its grounds. Self-check-in details and property access information will be provided prior to arrival. Private parking is available on-site.

## LAYOUT

Lower level:

- Living room
- Dining area
- Fully equipped kitchen
- Bathroom with shower

Upper level:

- Bedroom with double bed & ensuite bathroom
- Bedroom with twin beds (can be converted into a double)
- Bathroom with shower

## PAXOS RETREATS MANAGED

PaxosRetreats directly manage and handle reservations and guest communications for Nemesis 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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- Air Conditioning
- Air conditioning in all rooms
- Air-conditioning
- Baby cot (Free)
- Balcony
- Bathroom essentials (Towels, hot water, toilet paper, etc)
- Beach/Pool towels
- Body soap
- Clothes dryer
- 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
- Hair dryer
- Hangers
- Highchair
- Infinity swimming pool
- Kettle / Water Boiler
- 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
- Smoke detector
- Sun loungers
- Swimming pool private
- Toaster
- Toiletries
- Upper floors accessible by stairs only
- Walk-in shower
- Washing machine
- WiFi
- WiFi (Free)

## Price Info

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Price per night: Starting from €290

Price per weekend: €290

Minimum no of nights: 4

Booking starts only on: All

Maximum extra guests allowed: —

Extra Price per guest: —

City Tax Fee: €15 per night

Allow more guests than the capacity: No

Booking starts/ends only on: All

## 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