

## Villa Libro D' Oro



### About This Villa

This newly built (2015) 5\* Luxury villa, sets amongst large grounds in the tranquil Lakithra village and countryside. The villa boasts breath-taking views across southern Kefalonia and out to the Ionian sea.

Designed, furnished and styled to an exceptionally high quality throughout, making the most of the stunning views, and has been designed that every room features large windows or patio doors that overlook the pool, gardens and out across to the neighboring island of Zakynthos in the distance. Libro D'Oro villa offers that extra touch of luxury holiday experience. This beautiful property is located within large grounds and lovely gardens with flowers and olive trees.

The ground floor occupies a lovely, airy, open plan and spacious layout, offering a beautiful corner kitchen including an island and breakfast bar, all of which overlooks the dining and

living areas. Three spacious bedrooms with en-suite bathrooms are found within the main accommodation, whilst the fourth bedroom and bathroom is located within an equipped annex, found within a few steps away from the main accommodation; sitting next to swimming pool.

The infinity swimming pool has also a jacuzzi and it benefits from the use of eco friendly and hypo-allergenic products, and is surrounded by terracing and gardens, which offers comfy seating placed around the grounds, ideal for relaxing, dining and enjoying the wonders of this property.

## DETAILED DESCRIPTION

### Villa Layout

#### Lower Ground Floor:

- Gym: Patio doors, a/c unit, treadmill, cross trainer, terrace, free weights, yoga equipment, table tennis.

#### Ground Floor:

- Kitchen: A/C unit, ceiling fan, washing machine, dishwasher, microwave, oven, hob, fridge/freezer, coffee machine, breakfast bar, safety, pharmacy box.

- Dining room: A/C unit, dining facilities, patio doors, terrace.

- Lounge: A/C unit, ceiling fan, satellite smart TV, flat screen TV, DVD player, CD player, Nintendo Wii, i-pod dock, patio doors, terrace.

- Bedroom with en-suite: king size bed, A/C unit, ceiling fan, local TV, flat screen TV, walk-in wardrobe, patio doors, terrace, shower, WC, single washbasin.

#### First Floor:

- Bedroom with en-suite: king size bed, A/C unit, ceiling fan, local TV, flat screen, walk-in wardrobe, patio doors, balcony, shower, WC, single washbasin.

- Bedroom with en-suite: Twin beds, A/C unit, ceiling fan, local TV, flat screen TV, patio doors, balcony, WC, single washbasin.

#### Annex, externally accessed (Ground floor):

- Kitchen: A/C unit, dishwasher, microwave, oven, hob, fridge/freezer, patio doors, terrace,

open plan to lounge.

- Lounge: A/C unit, open plan to kitchen
- Bedroom: Double bed, A/C unit, local TV, flat screen, patio doors, terrace.
- Bathroom: Shower, WC, single washbasin

Outdoor areas

- Private pool with Jacuzzi, surrounded by terracing and gardens, which offers comfy seating placed around the grounds

## VILLA FACILITIES

- 4 bedrooms
- 4 bathrooms
- Private swimming pool with jacuzzi
- A/C and Central heating in all areas
- Ceiling air-fans in all rooms
- Wi-Fi
- Breath-taking countryside and sea views
- Low environmental imprint building
- Spacious wardrobes or walk-in closets in every room
- Anatomic mattresses
- High quality double glazed windows (optimal thermal and sound insulation)
- Large grounds
- Very spacious open plan layout
- High quality design, style and furnishings throughout
- Gym/ Games area with internal table tennis

## VILLA POLICIES

- Minimum booking: 7 days
- From April 1st to May 1st: free changeover day

- From May 2nd to October 31st: the changeover day must be Tuesday.
- 30% deposit of the total amount
- The remaining balance to be paid the latest 30 days prior to arrival date.
- If a cancelation is made at least 60 days prior the arrival date, we return the advance deposit. Otherwise is non-refundable.

## INCLUDED SERVICES

- Welcome at airport/port (pick up and follow) check in & check out.
- Pool towels
- Bathrobes provided
- Cleaning of the villa every second day, possibility for daily light cleaning (on request).
- Change of bed linen and towels 3 times per week.

## DISTANCES

- Kefalonia Airport: 4km
- Argostoli Port: 8km
- Nearest Beach: 4km (Ammes, Ai Helis, Avithos, Minies)
- Nearest Restaurant: 0,4km
- Nearest Bar/Pub: 0,4km