



## TECHNICAL SHEET 2026

### Contact details

Villa address: Vrissoudion & Kseropotamou 54, Property 9, P.C. 5295, Protaras, Paralimni, Cyprus  
Reception address: Louis St Elias Resort & Waterpark, Agiou Elia 44, 5296 Protaras, Paralimni, Cyprus  
Tel: 00357 23 831 300 Fax: 00357 23 831 398  
Email: st.elias@louishotels.com  
General Manager: Antonis Athanasiou (Mr), Email: stelias.gm@louishotels.com  
Front Office Manager: Stavroula Vasiliadou (Mrs), Email: st.elias@louishotels.com  
Reservations: Koulla Constantinide (Mrs), E:mail: stelias.resv@louishotels.com

### Bank details

Company Name: Louis Hotels Public Company Ltd.  
Bank A/C no: Bank of Cyprus Public Co Ltd 357-02-0201-776  
Swift Code: BCYPCY2N  
IBAN No.: CY79 0020 0195 0000 3570 2020 1776

### Insurance Co & No

AIG Europe SA (Cyprus Branch) - P/550110/2014/275

### 1. Location

- Located in Levanda Villas Ccomplex
- 55km to Larnaca airport
- 4km to Paralimni town
- 6km to Ayia Napa town
- Bus service: Public Bus. Monday to Sunday from 07.00am to 04.00am next day, To Ayia Napa/Paralimni, every 20 minutes approx.
- Bus stop: On Vrissoudion street, approx. 600m from the villa
- 10 min walk to the nearest public beach in front of Chrystal Springs hotel
- 5 min drive to Agia Triada public beach or Kalamies public beach
- Public kids' playground nearby the villa

### 2. Operation period

01/03 - 30/11/2022

### 3. Construction Details

Constructed in: 2018

### 4. Building Details

Independent villa, part of Levanda Villas Complex

### 5. Services

- Reception call service at Louis St. Elias Resort & Waterpark: (April-October) 24h service, (March/November) call service Monday to Friday 8:00am to 5:00pm
- Rent a car
- Doctor (on call)
- Spoken Languages: Greek, English, Russian, German, French
- Credit Cards: Amex, Visa, MasterCard, Diners
- Check-in: 15:00
- Check-out: 11:00

### 6. Villas

Quantity	Room types	Land view	Sea view	Side sea view/	Max of pax	Connecting doors	Dimension in sq meters
1	3 bedroom	√		pool view	6		135 m <sup>2</sup>
				√			

## 7. Outdoor Area

- Outdoor patio with dining table and chairs for dining al fresco 119m<sup>2</sup>
- Swimming pool 8 x 3.50 x 1.40m
- Total outdoor area (including pool) 154m<sup>2</sup>
- Open air sunbathing area with sun beds, lounge chairs and umbrellas
- Electric B.B.Q
- Pergola
- Parking for 1 car uncovered

## 8. Ground Floor

- Living Room and Dining Area 30m<sup>2</sup>
- Kitchen 13m<sup>2</sup>
- W.C. 2,5m<sup>2</sup>

## 9. First Floor

- Master bedroom 18m<sup>2</sup> with double area bed (ensuite bathroom with shower) + uncovered veranda
- Second bedroom with twin beds & bathroom
- Third bedroom with twin beds & bathroom

## 10. General Villa Facilities/Amenities

- Certified alarm system
- High-speed complimentary WI-FI connection indoor-outdoor (six access points)
- Cable-TV in living-room and in all bedrooms (with music channels and cyta vision with 2 sets of box to watch different content on two different TV sets on ground floor and master bedroom)
- Luxury orthopaedic beds
- Bathrobes and slippers available for use
- Luxurious bathroom amenities
- Balcony/Terrace
- Air condition cooling or heating: Individually controlled free of charge
- Fully equipped kitchen with: Fridge, Dishwasher, Toaster, Tea and coffee making facilities, Espresso coffee machine, Microwave, Washing Machine
- Welcome package on arrival: wine, water, soft drinks, beers, juices
- Safety Box free of charge in every bedroom
- Hairdryer in every bedroom
- Non-smoking
- Voltage: 220v
- Power sockets with USB port
- Pool towels
- Parking for 1 car
- The guests of Chris Le Mare Luxury Villa can use the free facilities of Louis St Elias Resort & Waterpark, such as waterslides, outdoor jacuzzi for adults only, kids pool, outdoor pool, kids club and gym

## 11. Cleaning

Room Cleaning: every day

Change of linen/towels: every 2nd day

Pool Cleaning: regularly

## 12. Private Pool

- Shape: rectangular
- Dimensions: 8.00x3.50m
- Water: Fresh
- Depth: 1.40m
- Sunbeds and umbrellas
- Outdoor shower

## 13.Pets: Not allowed

#### 14. Nearby Services

- Supermarket: 800m
- ATM: 1,5km (at Agia Triada)
- Nearest restaurants: 1km
- Bakery 1,5km (at Agia Triada)
- Chemist: 1.5km
- Metro supermarket: 2.5km on the way to Paralimni near Agia Barbara church
- Hospital/clinic: 5km
- Water park: 9km Waterworld Ayia Napa
- All day bakery with freshly prepared homemade meals, 5 min drive