

## TECHNICAL SHEET 2025

### Contact details

Villa address: Vrissoudion 156, Villa No 14, P.C. 5295 Protaras, Paralimni, Cyprus  
Reception address: LouisSt Elias Resort & Waterpark, Agiou Elia 44, 5296 Protaras, Paralimni, Cyprus  
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Reservations: Koulla Constantinide (Mrs), E:mail: stelias.reservations@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 Premiere Pearl Villas Complex
- 54 km to Larnaca airport
- 4 km to Paralimni town
- 6 km to Ayia Napa town
- Bus service: Public Bus. Monday to Sunday from 07:00-04:00am next day, To Ayia Napa/Paralimni, every 20 min. approx.
- Bus stop: On Vrissoudion str. 20m from the villa
- 2 min walk (170 m) to Sirena Bay (Public Beach)
- 8 min walk to Kalamies public beach

### 2. Operation period

1/3 - 30/11

### 3. Construction Details

Constructed in: 2021/2022

### 4. Building Details

Independent Villa, part of Premiere Pearl 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
- Doctor (on call)
  - Spoken Languages: Greek, English, Russian, German, French
  - Rent a car
  - Credit Cards: Amex, Visa, MasterCard, Diners
  - Check-in: 15:00
  - Check-out: 11:00

### 6. Villas

Quantity	Room types	Land view	Sea view	Max of pax	Dimension in sq meters
1	3 bedroom	√	from roof garden	6	137m <sup>2</sup>

## 7. Outdoor Area

- Outdoor patio with dining table and chairs for dining at fresco
- Swimming pool 1x10m with a 4 seat jacuzzi
- Total outdoor area (including pool) 147 m<sup>2</sup>
- Open air sunbathing area with sun beds and umbrellas
- B.B.Q. with a bar
- Pergola
- Parking for 1 car

## 8. Ground Floor - 51 m<sup>2</sup>

- Living Room and Dining Area
- Kitchen
- W.C.

## 9. First Floor

- Master bedroom 13 m<sup>2</sup> with double queen bed (ensuite bathroom with walk-in shower) + uncovered veranda
- Two additional bedrooms of 13 m<sup>2</sup> (one with double queen bed and one with twin beds). Both with ensuite bathroom and walk-in shower

## 10. Roof Garden

- Roof garden with view to the sea/52 m<sup>2</sup>
- Pergola
- Seating area with fire pit
- Bar with fridge and sink

## 11. General Villa Facilities/Amenities

- Certified alarm system
- High-speed complimentary WI-FI connection indoor-outdoor
- Cable-TV in living-room, in all bedrooms and outdoor patio
- Outdoor jacuzzi in the pool
- Luxury orthopaedic beds
- Bathrobes and slippers
- Bathroom amenities
- Iron/Ironing board
- Welcome package on arrival: 2 wine bottles, 2 water bottles, 2 soft drinks, 2 beers, 2 juices
- 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
- 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 2 cars (one covered)
- The guests of Louis Lora Pearl can use the free facilities of Louis St Elias Resort, such as waterpark, with waterslides, outdoor jacuzzi for adults only, kids pool, outdoor pool, supervised kids club and gym

## 12. Cleaning

Room Cleaning: every day

Change of linen/towels: every 2nd day

Pool Cleaning: regularly

## 13. Private Pool

- Shape: rectangular
- Dimensions: 3x10 m
- Water: Fresh
- Depth: 1.40 m
- Sunbeds and umbrellas
- Outdoor shower
- 4 seat jacuzzi in the pool
- Waterfall

14. **Pets:** Not allowed

#### 15. **Nearby Services**

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