Casa Alves

Region: Aroeira **Sleeps:** 8

Overview

Welcome to Casa Alves, a gorgeous two-story four-bedroom villa located in a quiet residential estate in Aroeira. Accessed by a security gate, Casa Alves provides a small private driveway where you can keep your vehicles safe and secure during your stay.

As you enter the villa at ground level, the impressive modern exterior is not let down by its luxurious interior. Bright contemporary decor greets you on arrival, with a large cosy lounge making up the heart of the home. Comfortable sofas and low stools for additional seating overlook the outdoor gardens and swimming pool through the large wall-to-wall ceilings that bathe the room in natural light. On the back wall is a modern fireplace and large television with a DVD player.

On the opposite side of the ground floor, a large bright kitchen features everything you need to prepare food throughout your stay. The kitchen also has a trendy kitchen island and a breakfast bar for casual dining and socialising. Set back from the kitchen, in the centre of the ground level, is a large family dining table which can comfortably fit a villa-full of guests around it for mealtimes.

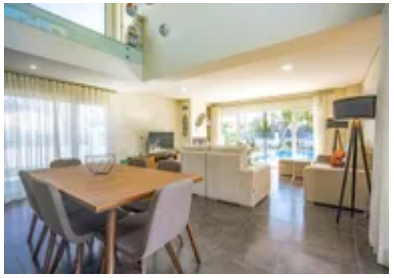
Four bedrooms are available within the villa, one on the ground floor and three on the upper level. The downstairs bedroom features a spacious double bed and crisp, clean decor with a separate bathroom located just a few steps away.

Upstairs, two bedrooms, each with a double bed, share a separate bathroom with a walk-in shower. A final bathroom is located here with a double bed and features its own private en-suite bathroom.









Outside, additional dining facilities are available, with a second spacious dining table for group meals out in the open air. Besides the outdoor dining area is a well-equipped dining area which you're free to use whenever you like.

Finally, the garden contains a good-sized private swimming pool with four sunbeds located next to it on the sun terrace.

Facilities

Golf Nearby • Private Pool • Working Fireplace/Woodburner • Surfing • Villa • Boat Trips • Sailing • Historical Sites • Ideal for Kids • Watersports • <1hr to Airport • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Beach Nearby • Ground Floor Bed & Bath • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Satellite TV • Heating • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Welcome to Casa Alves, a gorgeous two-story four-bedroom villa located in a quiet residential estate in Aroeira. Accessed by a security gate, Casa Alves provides a small private driveway where you can keep your vehicles safe and secure during your stay.

Ground Floor
- Ample living room with comfortable seating, satellite TV, fireplace and access to the terrace
- Open plan dining area for 6 people and access to the terrace
- Well equipped kitchen with breakfast bar, coffee maker and access to the terrace
- Shower room
- Bedroom with double bed (140 x 200 cm) and access to the terrace

First Floor
- Bedroom with double bed, access to a terrace and en-suite shower room
- Bedroom with double bed and access to a terrace
- Bedroom with double bed and access to a terrace
- Shower room

Exterior Grounds
- Private swimming pool (3.5 x 7 m)
- Large terraced and garden area
- Various sun loungers
- Garden furniture
- Covered terrace
- Outdoor dining
- Private parking
- Barbecue

Additional Facilities
- Wi-Fi connection
- Central heating *(please see T&Cs)*
- Washing machine
- Dishwasher
- Cot & highchair *(please see T&Cs)*

Registration Number: 122604/AL









Location & Local Information

Casa Alves is ideally located on a quiet corner of a private residential estate located in the town of Aroeira. During your stay at Casa Alves, you'll find several of your local amenities within walking distance, such as a grocery store. For nights when you don't feel like cooking, you'll find a number of local dining spots within steps of your villa.

To get to Casa Alves, you'll likely drive in from Lisbon, which is just 30 minutes away by private car. While you can get around easily enough on foot and Aroeira is well served by local taxi services, we do recommend renting a car for the duration of your stay.

Several golden sandy beaches are located within a ten-minute drive, or about forty minutes on foot, from Casa Alves. A popular beach, Praia da Fonte da Telha, is one of your closest and provides lots of amenities during your visit. Beach bars and diners line the sand, and rental equipment is available from vendors, like pedalos.

Golf fans are particularly well-catered for when staying at Casa Alves as the lovely Aroeira Golf Resort has located just a five-minute drive from your villa.

To the north of the villa, historic Lisbon is just 30 minutes away and is well worth taking the time to visit. When in Lisbon, you can visit iconic stores and boutiques, sample world-class cuisine and learn all about the history of the city.

Local Amenities

Nearest Airport	**Lisbon Airport (30 km)**
Nearest Bar/Pub	**Rossa Bar (1 km)**
Nearest Beach	**Praia Fonte da Telha (3.5 km)**
Nearest Ferry Port	**Seixal Ferry Port (14 km)**









Nearest Golf	**Aroeira Golf Course (3 km)**
Nearest Restaurant	**Pizza Crush (700 m)**
Nearest Supermarket	**Casa Madrinha (1 km)**
Nearest Tennis	**Almada Tennis Club (8 km)**
Nearest Town/City	**Aroeira (1 km)**
Nearest Village	**Valbom (2 km)**

What we love

- We love the sheer luxury of Casa Alves
- Having Aroeira Golf Resort right on our doorstep was perfect for members of the group who love golf
- Casa Alves has a wonderful location, surrounded by peace and quiet while being steps from local amenities

What you should know...

- We recommend renting a car for the duration of your stay if you plan on exploring the wider area
- While all bedrooms are private, some bedrooms within the villa share bathroom facilities
- Casa Alves's swimming pool is accessed at ground level with no entry barrier, so be sure to keep an eye on children and weak swimmers around the pool area
- Please note that groups of young people (up to 25 years old) are not permitted.

Terms & Conditions

- **Security deposit:** €800 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4 pm - 10 pm

- **Departure time:** 10 am

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Optional services:
 Baby high chair and Cot included.
 Extra Cot for €15 per booking
 Extra high chair for €15 per booking

- **Changeover day:** Saturday during July and August. Flexible during other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 4 nights during low season - please enquire for pricing.

- **Heating costs included?:** Underfloor heating + fireplace (log included) are not included in the rental price, but are available on request, at a charge of €30 per day, payable to Oliver's Travels with the balance payment. Please request this during the booking process.

 Please note this charge is mandatory between 15 October - 15 April. Please contact us for more information if needed.

- **Pool heating charge?:** Not available in this property.

- **Tax:** Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in the rental price.