

# Villa Grao

Region: Troia    Sleeps: 12

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## Overview

An elegant and simplistic villa located in Troia, Villa Grao presents an array of minimalist design features to create a truly contemporary holiday home. The exterior of this property is incredibly expansive and contains a luxurious swimming pool in the centre of the grounds. This pool is surrounded by an emerald-green lawn, combining all aspects of nature in one unique location. This property is also home to an exquisite selection of outdoor terraces. This means that guests have enough space to unwind and relax as they take in the awe-inspiring views that surround them.

The interior of this property is teeming with an abundance of chic and modern furnishings, helping to build a deeply stylish villa. The living area is placed in a very open space, giving guests enough room to live as they please. This space also showcases an assortment of white sofas, helping to add a touch of brightness to the entire property. As such, guests can indulge in this amazing area as they catch up on their favourite shows on the flat screen TV at the back of the room. The dining area continues to adhere to this simplistic theme by making good use of a glass-topped table and a matching set of white chairs. The kitchen within this property is truly spectacular, as seen by the collection of sleek cupboards that are shown throughout the space. In turn, guests can prepare and serve an array of delectable meals in this deeply attractive area. The ground floor is also home to two opulent bedrooms. The first bedroom contains a spacious double bed that is bound to give any guest a restful night's sleep. The second bedroom is perfect for children as it contains a quaint bunk bed set.

Travelling upstairs, this is where you'll uncover the remaining three bedrooms. The third bedroom is home to four single beds and provides access to its own en-suite



bathroom. As a result, this room is ideal for small children or for couples who prefer to sleep separately. The fourth and fifth bedrooms both contain double beds that have been decorated with ample and plump linens.

## Facilities

Golf Villa • Air-Con • Private Pool • Ideal for Kids • Canoeing/Kayaking • Horse Riding • Watersports • Walk to Beach • Special Offer • Has Discount • Ideal for Teens • Beach Nearby • Modern • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV

# Interior & Grounds

## The Villa

Nestled between the beach, golf course and dunes, this precious villa is located in a gated community with direct access to the beach, in an environment that offers privacy, in the middle of nature.

### Ground Floor

- Large living room with comfortable seating, satellite TV, fireplace and access to the terrace
- Open plan dining area for 8 people and access to the terrace
- Well equipped modern kitchen with breakfast bar
- Shower room
- Bedroom with double bed (140 x 200 cm), access to the terrace and en-suite shower room
- Bedroom with a bunk bed (90 x 200 cm) and access to the terrace

### First Floor

- Bedroom with two single beds (110 x 190 cm), two extra single beds (80 x 200 cm), air con, access to the terrace and en-suite shower room
- Bedroom with double bed (180 x 200 cm), air con, access to the terrace and en-suite bathroom with bath tub
- Bedroom with double bed (160 x 200 cm), air con, access to the terrace and en-suite shower room

### Top Floor

- Roof terrace

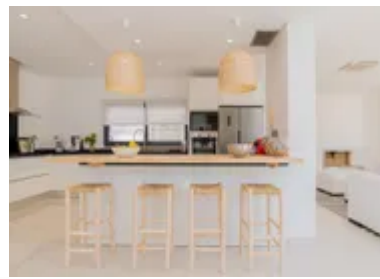
### Exterior Grounds

- Private swimming pool (6 x 3 m)
- Ample terrace and garden area
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor dining
- Private parking

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Coffee maker
- Washing machine
- Dishwasher

Registration Number: 130207/AL

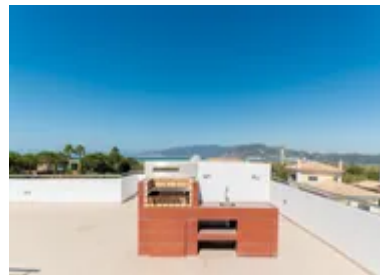


## Location & Local Information

Villa Grao can be found in the charming region of Troia, a location that is filled with history and alluring attractions. Troia Golf Club is one of the finest in Portugal and is based around 5-minutes away from the centre of the region. This impeccable establishment boasts a very complex course, making it a perfect attraction to visit if you are looking for a challenge. With a wide variety of bunkers and holes to explore, this course offers a range of amazing views as well as a great way to refine your skills. This course was designed by renowned golf architect Robert Trent Jones Senior and is considered to be the 17th best course in the entirety of continental Europe.

If you are feeling lucky throughout your holiday, a trip to the Troia Casino is a must-do activity. This casino is based in the immerse Troia Design Hotel, which is about 10-minutes away. This institution showcases over 200 slot machines as well as 15 game tables, providing guests with an assortment of thrilling games to play. If gambling is not for you, Troia Casino also presents a varied range of shows and performances that occur throughout the year. Therefore, this attraction is ideal for guests who are looking for a touch of fun as well as a dazzling tourist experience.

Troia is also well recognised for its diverse and ever-growing food scene, blending cuisines and cultures from all around the world. Di Metre Ristorante is a traditional Italian restaurant which is much loved by an assortment of locals and tourists. This fine dining establishment serves an array of freshly prepared pizzas as well as more traditional dishes such as shrimp linguine. There is also a long list of local wines to choose from, giving tourists a glimpse into this very rich industry. This restaurant also contains an expansive outdoor terrace that provides an unobstructed view of the night sky. Thus, this is a great place to visit if you are celebrating a special occasion or indulging in a romantic date night. Di Metre Ristorante is located around 90-minutes away and welcomes guests every day from 9:30 am till 10 pm.



## Local Amenities

Nearest Airport	Lisbon Airport (134 km)
Nearest Bar/Pub	Bar da Praia (2 km)
Nearest Beach	Praia Tróia Galé (300 m)
Nearest Ferry Port	Troia Ferry Port (5 km)
Nearest Golf	Tróia Golf (2 km)
Nearest Restaurant	Ristorante Italiano (2km)
Nearest Supermarket	Meu Super Troia (2 km)
Nearest Town/City	Troia (1 km)
Nearest Village	Costa de Gale (5 km)

## What we love

- The main living areas are filled with unique light fixtures, helping to add a touch of character to the entire property
- The exterior is surrounded by high fences and gates for maximum security and privacy
- An expansive tennis court can be found within 2 km of this property

## What you should know...

- A car is recommended when staying on this property
- Parking is provided for two cars maximum
- There are no handrails leading into the pool, so children should be supervised
- Please note that groups of young people (up to 30 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. Air conditioning (hot/cold) has an extra cost of €35 per day to be paid with the balance.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that short stay pricing is available on request - please enquire for more details.
- **Changeover day:** Saturday during peak season.
- **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:** 7 nights during high season. Please note that short stays may be available outside of this period - please enquire for pricing & more details.
- **Heating costs included?:** Not included in the rental price, available at an extra cost of €35 per day to be paid with the balance to Oliver's Travels (mandatory fee between Oct – April)
- **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?:** Not included in the rental price, available at an extra cost of €5 per towel per stay to be paid with the balance.