Villa Arboteas

Region: Aroeira **Sleeps:** 8

Overview

Welcome to Villa Arboteas, the perfect vacation rental for those who love golf, stunning views, and modern architecture. Located in the prestigious Aroeira Golf Resort, this luxurious villa has all the amenities you need to make your stay unforgettable.

As soon as you step inside, you'll be welcomed by the bright and airy atmosphere of the house, with its large windows that let in natural light and offer breathtaking views of the surrounding area. The ground floor boasts a fully equipped kitchen with a Nespresso coffee machine so you can enjoy a fresh cup of coffee every morning. The open-plan living and dining area is perfect for spending time with family and friends, while the comfortable furnishings make it easy to relax and unwind.

The villa has four beautifully decorated bedrooms and sleeps up to 8 guests. The master suite has a comfortable double bed, while the second bedroom has two single beds and a drawer bed, making it perfect for families with children. Both bedrooms have ensuite bathrooms with walk-in showers, ensuring you have everything you need for a comfortable stay.

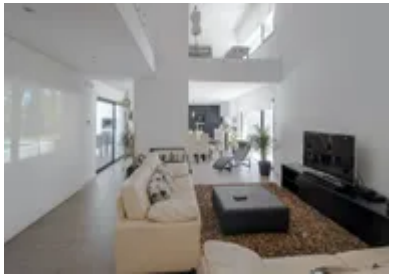
On the first floor, you'll find two more spacious bedrooms with ensuite bathrooms, both featuring double beds and stunning views of the surrounding landscape. There's even a football table for those who want to have fun and a bit of competition during their stay.

But the real highlight of Villa Arboteas is the outdoor area. The private pool is the perfect place to cool off on hot summer days, while the large lawn garden provides a peaceful oasis where you can relax and soak up the sun. There's also an outdoor dining area with a charcoal barbecue, perfect for al fresco dining with family and









friends. With six sunbeds, a shower, and a toilet, you have everything you need to maximise your time outdoors.

Finally, Villa Arboteas has private parking, so you won't have to worry about finding a space for your car. With all the amenities and facilities available, this is the perfect rental for anyone looking for a luxurious vacation in a beautiful location.

Facilities

Golf Nearby • Air-Con • Private Pool • Villa • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Beach Nearby • Modern • Ground Floor Bed & Bath • Wi-Fi/Internet • Coffee Machine • Satellite TV • Heating • High Chair(s)

Interior & Grounds

Villa Layout

Ground Floor
- Fully equipped kitchen, Nespresso coffee machine
- Living and dining room in open space with smart TV
- Bathroom with walk-in shower
- Laundry room
- Master bedroom with double bed (1.80 m x 2.00 m) with ensuite bathroom with walk-in shower
- Bedroom with two single beds (0.90 m x 2.00 m); one is a drawer bed as shown in photos

First Floor
- Foosball table
- Bedroom with double bed (1.60 x 2.00 m) with an ensuite bathroom and walk-in shower
- Bedroom with double bed (1.60 x 2.00 m) with an ensuite bathroom and walk-in shower

Exterior Grounds
- Private swimming pool (10 m x 5 m x 0.9 m - 1.8 m)
- Outdoor dining area
- Garden
- Charcoal barbecue
- Six sunbeds
- Shower
- Toilet
- Private parking

Additional Facilities
- Wi-Fi
- Air conditioning
- Central heating
- Satellite TV
- Foosball table
- Washing machine
- Hairdryer
- Coffee machine
- BBQ
- Fenced garden









Touristic Registration Number: 140655/AL

Location & Local Information

Villa Arboteas is in the stunning Aroeira Golf Resort, surrounded by natural beauty and various activities for visitors to enjoy. The resort has two championship golf courses, Aroeira I and Aroeira II, designed by Frank Pennink, making it a paradise for golf enthusiasts. For those who prefer other outdoor activities, the resort also offers tennis courts, a football pitch, and a bike rental service, allowing visitors to explore the surrounding area.

Just a short drive from the villa, visitors can reach the breathtaking beaches of Costa da Caparica and Fonte da Telha. Both beaches are known for their long stretches of golden sand and clear waters, perfect for swimming, sunbathing, and water sports.

Within the villa's vicinity, several quaint towns and villages, such as Almada, offer visitors a glimpse of the traditional Portuguese way of life. Lisbon, the capital of Portugal, is also just a short drive away and offers an endless list of attractions and activities for visitors to enjoy, including the famous Belem Tower, the Jeronimos Monastery, and the Santa Justa Lift.

The Serra da Arrabida Natural Park is a must-visit destination for nature lovers. The park is known for its rugged cliffs, crystal-clear waters, and diverse flora and fauna. Visitors can hike, swim, or relax and enjoy the stunning views of the surrounding landscape.

Overall, the surrounding area of Villa Arboteas is a true gem, offering something for everyone, from golf and beach enthusiasts to culture and nature lovers.









Local Amenities

Nearest Airport	**Lisbon Airport (32 km)**
Nearest Village	**Verdizela (5 km)**

Nearest Town/City	**Aroeira (3 km)**
Nearest Restaurant	**Vila Faia (3 km)**
Nearest Bar/Pub	**Rampa Beach Club (5 km)**
Nearest Supermarket	**ALDI Aroeira (3 km)**
Nearest Beach	**Praia da Fonte da Telha (5 km)**
Nearest Golf	**Golf Aroeira I (3 km)**

What we love

- We love the style of this house; it is super fancy and will elevate your holiday to the next level
- The private pool, large garden and foosball table make this a great rental for a family holiday, as there are many activities to keep the kids busy!
- For those who love golf, take advantage of the opportunity to play at Aroeira I, a beautiful course with weaving forests, wildflowers and challenging courses

What you should know...

- No safety fence around the pool so that children will need supervision at all times
- There are two bedrooms on the ground floor, which is super handy for those with mobility issues, or who struggle with stairs
- Due to the villa's location, we recommend renting a car to make the most of the surrounding regions!
- Please note that short stay pricing is available on request - please enquire for more details.

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

- **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:** Please note that short stay pricing is available on request - please enquire for more details.

- **Changeover day:** Saturday during peak season. 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 and vaping are not permitted.

- **Minimum stay:** 4 nights. All other durations upon request. Please note that short stay pricing is available on request - please enquire for more details.

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

- **Pool heating charge?:** Not available at this rental.

- **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 in the rental price.

- **Pool towels included?:** Not included. Available at an additional price of €5 per person.