

# Villa Simba

**Region:** Orlando   **Sleeps:** 8

---

## Overview

Villa Simba is nestled close to the heart of Kissimmee, just a stone's throw away from the excitement of Disney World. This charming four-bedroom, three-bathroom retreat is located in a prestigious gated community, offering both security and convenience for your family holiday.

Step inside and feel instantly at home in the spacious living area, where plush sofas invite you to unwind after a day of adventure. Large windows bathe the room in natural light, creating a bright and airy atmosphere perfect for relaxation.

Adjacent to the living room is the fully equipped kitchen, a hub of culinary delights with all the amenities you need to whip up anything from quick snacks to hearty meals. A four-seat breakfast table and a formal dining area provide ample space for enjoying your creations together, whether planning the day ahead or reminiscing about your favourite theme park moments.

When it is time to recharge, retreat to one of the thoughtfully appointed bedrooms. The master suite boasts a comfortable queen bed and a walk-in shower, offering a tranquil sanctuary for parents. Meanwhile, the other bedrooms cater perfectly to children or additional guests, featuring cosy beds and convenient bathroom access.

Outside, the screened pool deck beckons with its refreshing waters and comfortable loungers. It is the ideal spot to soak up the Florida sunshine or enjoy a leisurely swim before heading out for more fun-filled activities. For families travelling with little ones, rest assured that child-friendly amenities are available upon request, ensuring everyone feels right at home.

Located next to the vibrant Sunset Walk, you are just moments away from a variety of dining, entertainment, and shopping options. Whether you're seeking a relaxed meal or a night of live entertainment, everything you need is conveniently close by.

At Villa Simba, every detail is designed to enhance your holiday experience, from modern furnishings and Wi-Fi throughout, to practical amenities like a washer and dryer for added convenience. With its unbeatable location and comfortable, family-friendly atmosphere, this villa promises a memorable stay for up to eight guests, making it the perfect base for your magical Orlando adventure.



## Facilities

Golf Nearby • Air-Con • Private Pool • Villa • Go-Karting • Cycling • Tennis Nearby • Ideal for Kids • Canoeing/Kayaking • Horse Riding • Romantic • Walking/Hiking Paths • Heated Pool • Cots (Cribs) • Ideal for

Teens • <1hr to Airport • Parking Space • Pool Safety Feature • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa

### *Interior*

- Spacious and comfortable living room
- Open-plan kitchen
- Dining Area and breakfast nook
- Master Suite (Queen Bed, Walk-in Shower)
- Bedroom (Queen Bed, en-suite Bathroom)
- Access to Pool Deck- Bedroom (Bunk Twin Beds)
- Bedroom (Twin Beds)
- Shared Bathroom

### *Exterior*

- Pool terrace
- Private swimming pool
- Outdoor dining
- Sun loungers

### **Additional Facilities**

- Wi-Fi
- Air-conditioning
- Toiletries
- Fresh sheets and towels
- Hair Dryer
- Washing machine
- Dryer
- Microwave
- Coffee machine
- Toaster



# Location & Local Information

Villa Simba enjoys a prime location in Kissimmee, Florida, just a short drive from the iconic Disney World, making it an ideal choice for families and groups seeking convenience and adventure. Nestled within a prestigious gated community, the villa offers a secure and tranquil environment, perfect for relaxing after a day of exploring Orlando's famed attractions.

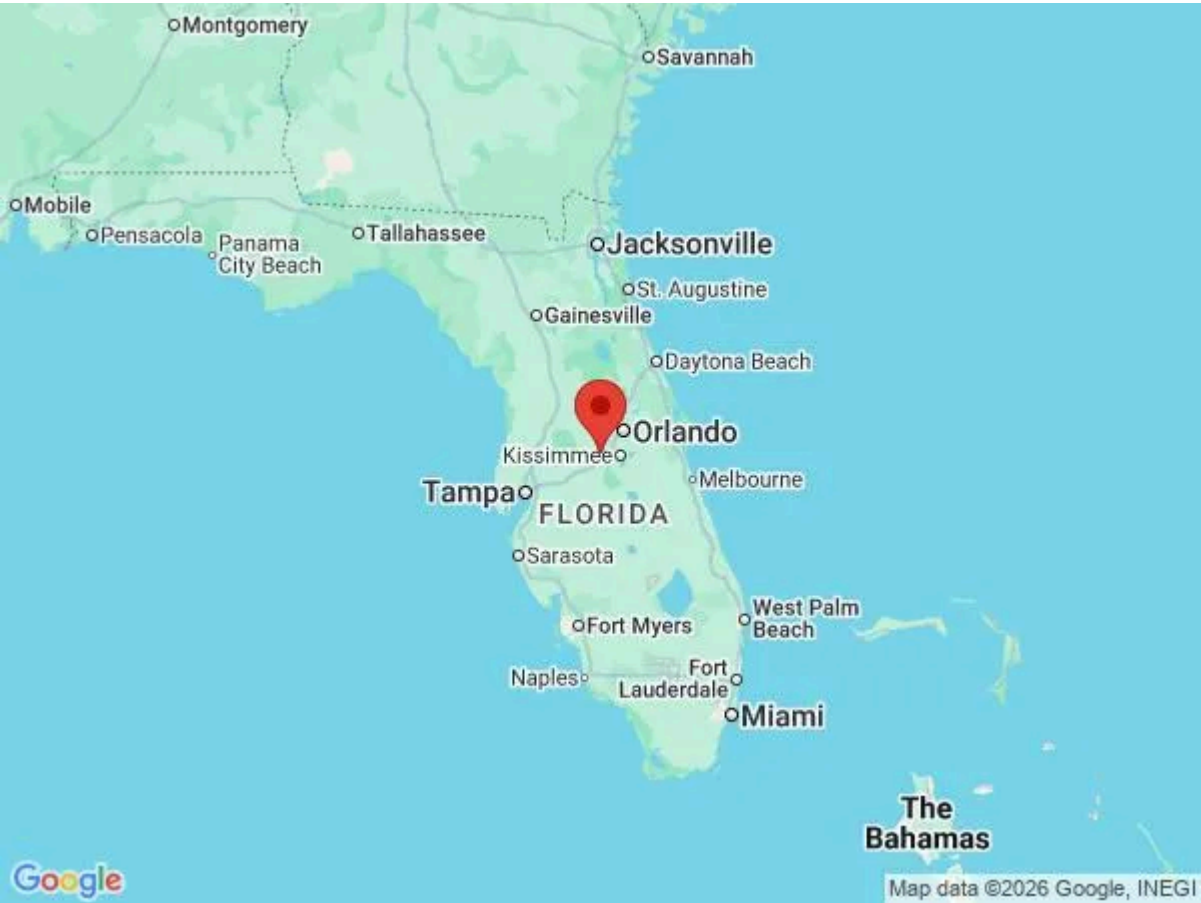
Adjacent to the newly opened Sunset Walk, guests have easy access to a vibrant array of dining, entertainment, and shopping options. Whether indulging in a leisurely dinner or enjoying live entertainment, there is something to suit every taste just a short stroll away.

For those keen on outdoor activities, the villa's screened pool deck provides a refreshing retreat, complete with loungers for soaking up the Florida sunshine. Meanwhile, the proximity to major theme parks ensures that guests can maximise their time enjoying thrilling rides and magical experiences, with minimal travel time.

With its central location and array of amenities, Villa Simba promises a memorable holiday immersed in the excitement and comfort of Kissimmee's vibrant landscape.

## Local Amenities

Nearest Airport	Orlando Airport (45 km)
Nearest Train Station	Orlando Amtrak Station (40 km)
Nearest Town/City	kissimmee (26 km)
Nearest Restaurant	Los Amigos Mexican Grill (5 km)
Nearest Bar/Pub	Drafts Sports Bar & Grill (5 km)
Nearest Amusement Park	Disney's Animal Kingdom (9 km)



Nearest National Park	Lake Louisa State Park (23 km)
Nearest Supermarket	Target (7 km)
Nearest Golf	Orange Lake Golf (7 km)
Nearest Tennis	Island Club West Tennis Courts (11 km)

## What we love

- Villa Simba offers quick access to the magic of Disney for unforgettable family adventures.
- Relax in privacy on loungers by the pool, perfect for unwinding after thrilling theme park days.
- Enjoy dining, shopping, and live entertainment steps from your door in this vibrant new destination.

## What you should know...

- Please note that the house does have a Ring door bell camera by the front door.
- Kids must be supervised around the pool at all times for safety reasons.
- We recommend hiring a car to enjoy the local amenities and surrounding area.

# Terms & Conditions

- **Security deposit:** A damage waiver is included in the rental price. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of \$500. Above \$500, claims will be made to recoup the extra charges incurred to repair any damage.

- **Arrival time:** 16:00 - 16:00

- **Departure time:** 10:00

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

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

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

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Yes, standard changeover clean included. 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:** Flexible. All durations on request.

- **Heating costs included?:** Not available.

- **Pool heating charge?:** For those who require pool heating, this is available at an additional cost of \$34.05 per night payable to Oliver's Travels at the time of balance payment. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist tax is included in the rental price.

- **Internet access?:** Yes, included in the rental price.

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