

Villa Nimbosa

Region: Orlando **Sleeps:** 14

Overview

As you approach Villa Nimbosa, you will find yourself embraced by the serene, gated community of Champions Gate Resort. Just a short drive from the magical realms of Disney World, this charming six-bedroom villa is ideally positioned to offer both a peaceful retreat and easy access to Central Florida's most exciting attractions.

Stepping inside, the first thing you will notice is the inviting warmth of the open-plan living space. The fully equipped kitchen is a delight for family meals and gatherings, with ample counter space and a dining table that comfortably seats ten. Imagine preparing breakfast with the sun streaming through the large windows or enjoying a relaxed evening meal together after a day of adventures.

The heart of the villa is undoubtedly the living area, where plush seating is arranged around a large TV, perfect for movie nights or catching up on your favourite shows. The decor is bright and welcoming, with subtle touches that make the space feel like home.

Venture outside to the south-facing private pool area, where you can take a refreshing dip or relax in the spa. The pool deck is a sun-drenched haven, ideal for soaking up the sun or enjoying al fresco meals. The outdoor space also features comfortable loungers and a dining area, making it perfect for both lively gatherings and quiet relaxation.

Back inside, the villa's six bedrooms cater to every guest's needs with thoughtful details and themed decor that children will adore. On the first floor, you'll find a king bedroom with an en-suite bathroom and a 55" Roku TV—ideal for unwinding after a busy day. Upstairs, three more king bedrooms each come with their own 55" Roku TV, offering private retreats for adults. For the younger



guests, two themed bedrooms featuring Mickey Mouse and Harry Potter designs make bedtime an exciting adventure.

If you are in the mood for a little friendly competition, the loft area with a foosball table is a great spot to challenge family members or simply have some fun.

Villa Nimbosa offers the perfect blend of comfort, convenience, and fun, making it a fantastic choice for families looking to explore and enjoy the best of Central Florida.

Facilities

Wi-Fi/Internet • Coffee Machine • Go-Karting • Cycling • Tennis Nearby • Walking/Hiking Paths • Villa • Ground Floor Bed & Bath • TV • Air-Con • Golf Nearby • Cots (Cribs) • Indoor Games • Private Pool • Games Room • Table Tennis • Heated Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Smart TV • High Chair(s) • Parking Space • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground Floor

- Living Room
- Dining Area
- Kitchen
- Bathroom
- Bedroom 1: King Bedroom with Attached Bathroom and 55" Roku TV

First Floor

- Bedroom 2: King Bedroom with Attached Bathroom and 55" Roku TV
- Bedroom 3: Mickey Mouse Themed Bedroom with Twin over Twin Bunkbed and Twin Trundle, Shared Bathroom, 40" Roku TV
- Bedroom 4: Harry Potter Themed Bedroom with Twin over Twin Bunkbed and Twin Trundle, Shared Bathroom, 40" Roku TV
- Bedroom 5: King Bedroom with 55" Roku TV
- Bedroom 6: King Bedroom with Attached Bathroom and 55" Roku TV
- Loft: Featuring a foosball table, table shuffleboard, and a TV
- Bathroom

Exterior

- Private Pool
- Outdoor dining
- Sun loungers

Additional Facilities

- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Toaster
- Microwave
- Toaster
- Dishwasher



Location & Local Information

Villa Nimbosa is situated in the sought-after Champions Gate Resort, a premier destination located just ten miles from the enchanting world of Disney. This prime location provides easy access to Central Florida's top attractions while offering a serene retreat from the hustle and bustle of the theme parks. Champions Gate Resort itself is a well-established, gated community known for its family-friendly atmosphere and top-notch amenities. Guests can enjoy access to the resort's clubhouse, which features a range of recreational facilities including a water park, golf courses, and a well-equipped fitness centre.

Beyond the resort, the surrounding area boasts a variety of dining, shopping, and entertainment options to suit all tastes and preferences. Whether you're looking to explore local attractions or simply relax in the tranquillity of a well-maintained community, Villa Nimbosa's location ensures a convenient and enjoyable stay for all.

Local Amenities

Nearest Airport	Orlando Airport (47 km)
Nearest Train Station	Orlando Amtrak Station (45 km)
Nearest Town/City	Kissimmee (30 km)
Nearest Restaurant	Beef O'Brady's (5 km)
Nearest Bar/Pub	1845 Taphouse (5 km)
Nearest Amusement Park	Disney's Animal Kingdom (20 km)
Nearest National Park	Lake Louisa State Park (26 km)
Nearest Supermarket	Publix (3 km)
Nearest Golf	ChampionsGate Country Club (3 km)
Nearest Tennis	ChampionsGate Tennis Courts (3 km)



What we love

- Enjoy your own south-facing pool and spa—perfect for relaxation or fun after a day at the parks.
- Kids will love the Mickey and Harry Potter-themed rooms.
- Just ten miles from Disney World, making it easy to hit the parks and come back to comfort.

What you should know...

- The resort allows a maximum of 5 cars (or 3 large passenger vans)
- Kids must be supervised around the pool area at all times
- Blocking the path or parking on the street will result in a fine from the resort

Terms & Conditions

- **Security deposit:** A non-refundable \$85 damage waiver charged to the client by Oliver's Travels. 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 \$1500. Above \$1500, claims will be made to recoup the extra charges incurred to repair any damage. Any damage should be immediately reported to the property.
- **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:** Should they be required, the below add-ons are available for an additional cost, subject to availability.

 BBQ Grill- \$85.12 per week (\$11.35 each additional day)
 XL BBQ- \$107.82 per week (\$15.89 each additional day)
 Pac N Play Crib- \$62.42 per week (\$9.08 each additional day)
 Full Size Crib (will be set up in master bedroom)- \$85.12 per week (11.35 each additional day)
 Propane Tank- \$56.75 per week (\$7.94 each additional day)
 Bed Rails- \$39.55 per week (\$5.67 each additional day)
 High Chair- \$60.15 per week (\$7.94 each additional day)
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. \$271.27, payable to Oliver's Travels with the balance. This is for a standard changeover clean. Guests should be respectful of the property and leave the accommodation in a clean and tidy condition. Any extra cleaning, laundry, maintenance and/or rubbish disposal required may be charged against the security deposit.
- **Smoking Allowed?:** Smoking and Vaping are not permitted.
- **Minimum stay:** Between 3-5 days dependent on season.
- **Heating costs included?:** Not available.
- **Pool heating charge?:** For those who require pool heating, this is available for an additional cost of \$34.05 per day payable to Oliver's Travels with the balance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Yes, included in the rental price.
- **Internet access?:** Yes, included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.