

Villa Rosmaro

Region: Orlando **Sleeps:** 10

Overview

Villa Rosmaro is your perfect holiday retreat nestled within the charming Windsor Island Resort. As you arrive at this delightful private town home, the inviting allure of its location becomes immediately apparent. Positioned just nine miles from the magic of Disney World, Villa Rosmaro is ideally situated to immerse you in the enchantment of Central Florida while providing a tranquil escape from the hustle and bustle.

Stepping through the front door, you will find yourself in a warm, welcoming space that feels like a home away from home. The ground floor features a comfortable bedroom with a queen bed and a 40-inch Smart TV, ideal for those who prefer to avoid stairs. The open-plan living area invites relaxation, with a fully equipped kitchen that makes meal preparation a breeze. Here, you can gather around the dining table for six or perch at the kitchen island, which comfortably seats four. The kitchen is stocked with all the essentials, ensuring you have everything you need to whip up a quick breakfast before heading out to explore or a more elaborate meal after a day of adventure.

Upstairs, the villa continues to impress with its thoughtfully arranged bedrooms, each boasting its own TV for ultimate convenience. The master suites are perfect for unwinding after a day of excitement, with one suite featuring a king bed and an attached bathroom, and the other a similar setup, ensuring ample privacy and comfort. Two additional twin-bedded rooms are also available, ideal for the younger members of the family or extra guests.

Outside, the fun truly begins. Step through the sliding doors onto your screened-in lanai, where you will discover your own private splash pool. With its westward orientation, it is an excellent spot for a refreshing dip or



simply lounging as the sun sets. The pool area is enclosed for your privacy and convenience, making it a delightful spot for enjoying the warm Florida evenings.

As part of the Windsor Island Resort community, you also have access to a range of clubhouse amenities, adding even more enjoyment to your stay. Villa Rosmaro combines comfort, convenience, and a touch of adventure, making it an ideal base for your Central Florida holiday.

Facilities

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

Interior & Grounds

The Townhome

Ground Floor

- Fully equipped Kitchen with dining for 6 at the dining room table, with additional seating at the kitchen island for 4
- Bedroom 2: One Queen Bed, 40-inch Smart TV
- Living room with TV
- Bathroom

First Floor

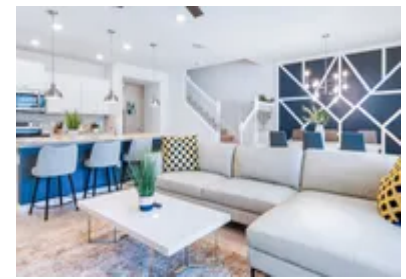
- Master Suite 1: One King Bed, Attached Bathroom, 50-inch Smart TV
- Master Suite 2/Bedroom 3: One King Bed, Attached Bathroom, 50-inch Smart TV
- Bedroom 4: Two Twin Beds, 40-inch Smart TV
- Bedroom 5: Two Twin Beds, 40-inch Smart TV
- Upstairs seating area with TV
- Bathroom

Exterior

- Private Splash Pool with Screened in Lanai, facing West
- Outdoor dining
- Sun loungers

Additional Facilities

- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Toaster
- Microwave
- Kettle
- Coffee machine
- Dishwasher



Location & Local Information

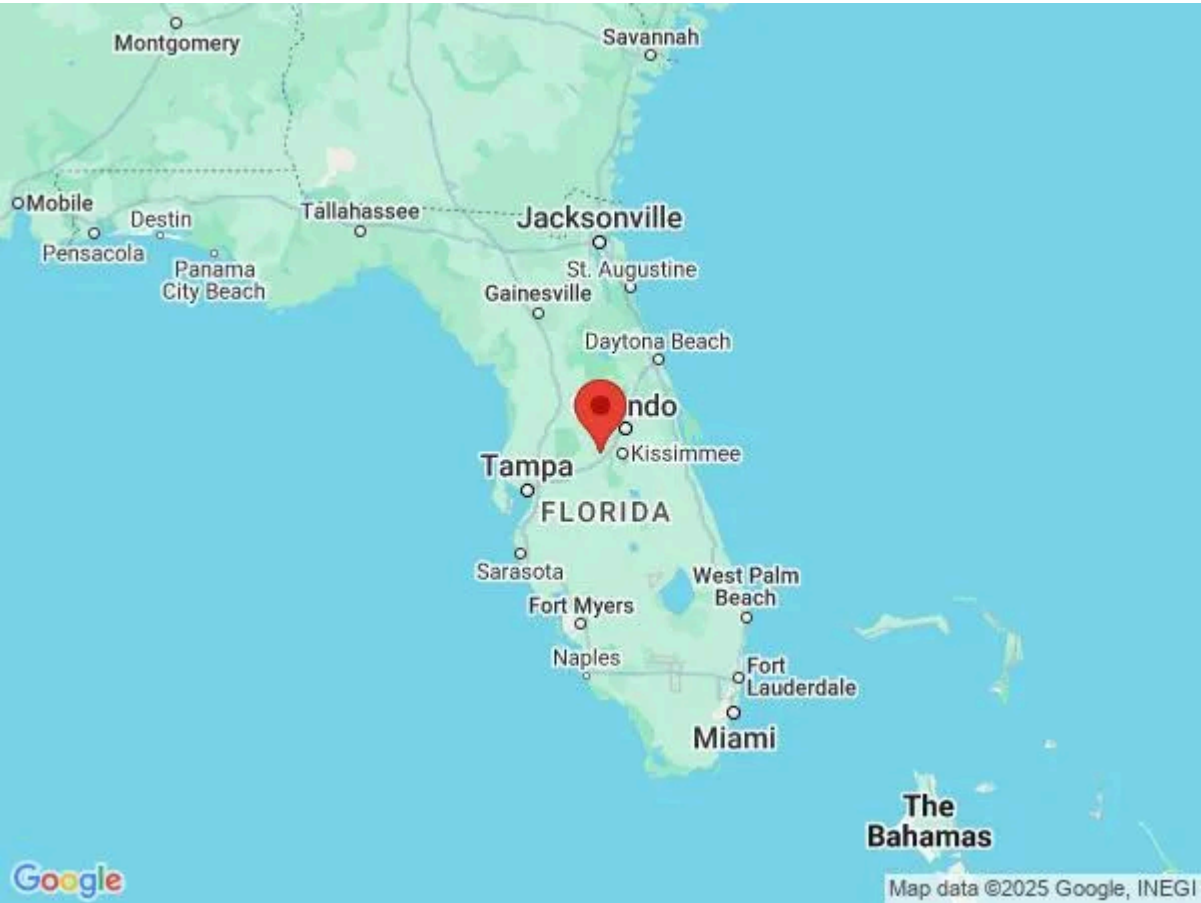
Villa Rosmaro is perfectly situated in the Windsor Island Resort, an attractive gated community just nine miles from the renowned Disney World Resort in Central Florida. This prime location offers a blend of convenience and serenity, providing easy access to world-famous theme parks while allowing guests to retreat to a peaceful environment after a day of excitement.

The Windsor Island Resort is well-equipped with modern amenities, including a resort clubhouse, which enhances your stay with additional recreational options. Beyond the resort, the area boasts a variety of dining, shopping, and entertainment options to suit all tastes and interests. Central Florida's many attractions, including Universal Studios and SeaWorld, are within a short drive, making Villa Rosmaro an ideal base for exploring the region.

For those seeking outdoor activities, the surrounding area offers golf courses, nature reserves, and lakes, catering to a range of interests. Villa Rosmaro's location ensures a balanced experience, blending the vibrancy of theme park adventures with the tranquillity of a welcoming community.

Local Amenities

Nearest Airport	Orlando Airport (50 km)
Nearest Train Station	Orlando Amtrak Station (44 km)
Nearest Town/City	Kissimmeee (34 km)
Nearest Restaurant	Blue Marlin Grill (200 m)
Nearest Bar/Pub	Paddywagon Irish Pub (2 km)
Nearest Amusement Park	Disney's Animal Kingdom (15 km)



Nearest National Park	Lake Louisa State Park (19 km)
Nearest Supermarket	Publix (2 km)
Nearest Golf	Highlands Reserve Golf Club (3 km)
Nearest Tennis	Windsor Island Resort Tennis (1 km)

What we love

- Enjoy your own private splash pool with a screened-in lanai, perfect for relaxing after a day of adventures!
- Each bedroom comes with its own TV, ensuring everyone gets their favourite show or movie time
- Just a short drive from Disney World, it is a short hop to the magic without the long drive

What you should know...

- Kids must be supervised around the pool area at all times for security reasons
- The resort allows a maximum of 3 cars (including visitors)
- Blocking the path or parking on the street will result in a fine from the resort

Terms & Conditions

- **Security deposit:** A non-refundable \$75 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. \$236.32, 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 \$22.70per 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.