

# Villa Porifera

**Region:** Orlando   **Sleeps:** 13

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## Overview

Villa Porifera is a charming retreat nestled within the vibrant Champions Gate Resort, just a short drive from the magic of Central Florida's top attractions. As you arrive at this inviting six-bedroom, six-bathroom home, you will immediately feel the warmth of a place designed with families and fun in mind.

Stepping inside, you will find a space that balances comfort with a playful touch. The ground floor hosts two master suites, each featuring a king bed and a sleek 55-inch Roku TV, perfect for winding down after a day of adventure. The open-plan living area flows effortlessly into a fully equipped kitchen, where you can prepare meals with ease. Gather around the dining table that seats eight, or enjoy a quick breakfast at the counter with three spots. The adjoining living space opens to a game room and theatre room, which are sure to be hits with both kids and adults. Whether it is battling high scores on arcade games or immersing yourself in a film on the PS4 or Xbox, there is no shortage of entertainment.

Venture upstairs, and you will discover more thoughtfully designed bedrooms. The second floor's master suite offers another king-sized bed and a 55-inch Roku TV. Nearby, two more bedrooms provide flexibility and space, with options ranging from a king-sized bed to a bunk bed setup that's perfect for children. The themed bedrooms, inspired by Marvel and Mickey, add a whimsical touch, making bedtime as exciting as playtime.

Outside, the fun continues with your very own private pool and spa. Enjoy a refreshing swim or a relaxing soak as you bask in the North-facing sun. The surrounding deck is a great spot for al fresco dining or simply lounging in the sun. Plus, with the added benefit of being pet-friendly (with a small fee), your furry friends can join in the fun.



Located within the secure Champions Gate Resort, you will also have access to the resort's clubhouse amenities, adding extra excitement to your stay. With Disney World just miles away, Villa Porifera is the perfect base for your family holiday, blending convenience with a home-away-from-home comfort.

## Facilities

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

# Interior & Grounds

## The Villa

### Ground Floor

- Master Suite 2: King bed, attached bathroom, 55-inch Roku TV
- Master Suite 3: King bed, attached bathroom, 55-inch Roku TV
- Living Area: Open-plan living space connected to the kitchen and dining area
- Kitchen: Fully equipped with dining table seating for 8 and breakfast counter with 3 spots

### First Floor

- Master Suite 1: King bed, attached bathroom, 55-inch Roku TV
- Bedroom 4: King bed, 55-inch Roku TV
- Bedroom 5: Two twin beds, shared bathroom, 43-inch Roku TV
- Bedroom 6: Twin over double bunk bed, shared bathroom, 50-inch Roku TV
- Sitting area with TV
- Bathroom

### Additional Room

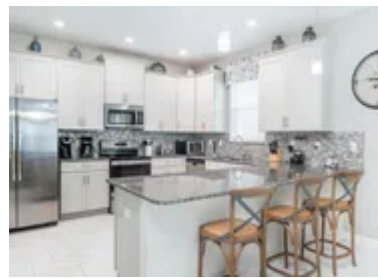
- Theatre/Game Room: Includes arcade games, PS4, and Xbox/watching movies

### Exterior

- Private Pool with Spa/North Facing
- Outdoor dining
- Sun loungers

### Additional Facilities

- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Washing machine
- Dryer
- Microwave
- Coffee machine
- Dishwasher
- Blender
- Toaster



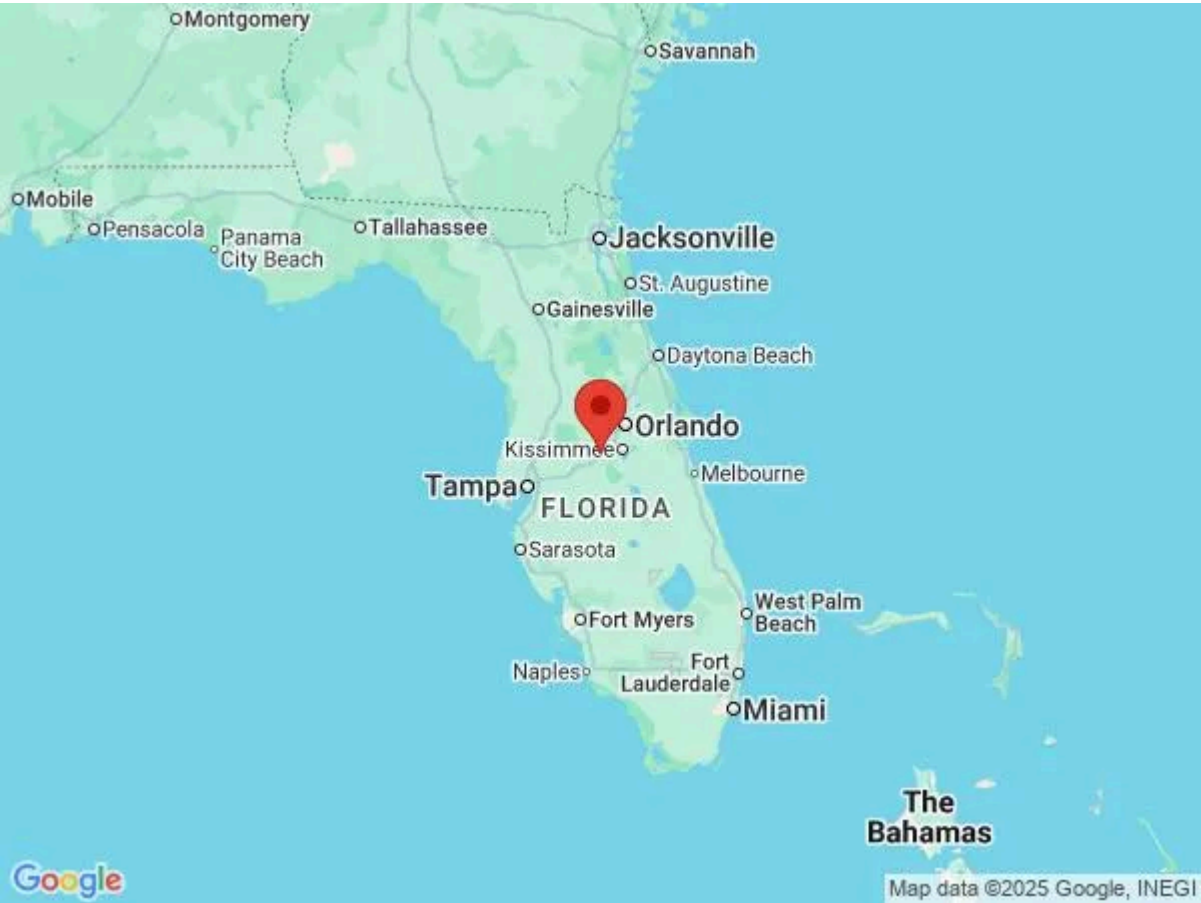
# Location & Local Information

Villa Porifera is situated in the heart of Champions Gate Resort, a premier vacation destination in Central Florida. Just miles from the enchantment of Disney World, this location offers an ideal base for exploring the region's top attractions. Champions Gate is a gated community known for its world-class amenities, including a resort clubhouse with a range of recreational options, from a sparkling pool and fitness centre to dining and entertainment facilities.

The villa's proximity to major roads ensures easy access to other popular destinations, including Universal Studios and SeaWorld, all within a short drive. For those interested in golf, the renowned Champions Gate Golf Club is right on your doorstep, providing an excellent opportunity to enjoy a round amidst beautiful surroundings. Local shops, restaurants, and convenience stores are also nearby, making it simple to find everything you need during your stay. With its strategic location, Villa Porifera offers the perfect combination of comfort and accessibility, allowing guests to enjoy both the thrills of Central Florida and the tranquillity of a well-appointed home.

## Local Amenities

Nearest Airport	Orlando Airport (46 km)
Nearest Train Station	Orlando Amtrak Station (45 km)
Nearest Town/City	Kissimmee (30 km)
Nearest Restaurant	Nagoya Sushi & Hibachi (3 km)
Nearest Bar/Pub	1845 Taphouse (4 km)
Nearest Amusement Park	Disney's Animal Kingdom (19 km)
Nearest National Park	Lake Louisa State Park (25 km)



Nearest Supermarket	Publix (4 km)
Nearest Golf	ChampionsGate Country Club (2 km)
Nearest Tennis	ChampionsGate Tennis Courts (2 km)

## What we love

- Dive into relaxation with your own pool and spa, perfect for unwinding after a day of fun
- Enjoy the game room with arcade games, PS4, and Xbox, or catch a movie in the theatre room
- Marvel and Mickey-themed rooms add a touch of magic for kids and make bedtime an adventure

## What you should know...

- Kids must be supervised around the pool area at all times for security reasons
- The property is pet friendly! (See T&C's)
- 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of \$198.62 will apply. Maximum 2 dogs.
- **Other Ts and Cs:** Should they be required, the below add-ons are available for an additional cost, subject to availability. <br> <br> BBQ Grill- \$85.12 per week (\$11.35 each additional day)<br> XL BBQ- \$107.82 per week (\$15.89 each additional day)<br> Pac N Play Crib- \$62.42 per week (\$9.08 each additional day)<br> Full Size Crib (will be set up in master bedroom)- \$85.12 per week (11.35 each additional day)<br> Propane Tank- \$56.75 per week (\$7.94 each additional day)<br> Bed Rails- \$39.55 per week (\$5.67 each additional day)<br> 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?:** Flexible.
- **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.