

Villa Rochosa

Region: Sesimbra **Sleeps:** 8

Overview

Perched above the Atlantic near the charming coastal town of Sesimbra, Villa Rochosa is a multi-level retreat that captures uninterrupted ocean views from every angle. Thoughtfully designed to harmonize with its cliffside setting, this sleek, contemporary home offers the perfect balance of privacy, space, and style – ideal for family holidays or relaxed escapes with friends.

With four beautifully appointed bedrooms and a capacity for 8 guests, Villa Rochosa invites you to unwind in light-filled interiors, where floor-to-ceiling windows frame the seascape beyond. The open-plan living and dining area flows out to a sun-drenched terrace, complete with outdoor dining and an infinity pool overlooking the Arrábida coastline. Inside, the designer kitchen is ready for group feasts, while a newly renovated cinema room adds a touch of indulgence for lazy evenings or rainy days.

Whether you're soaking in the views from the heated pool, hosting a sunset barbecue in the landscaped garden, or heading out to explore nearby beaches and Arrábida National Park, Villa Rochosa delivers a fresh and flexible base for a Portugal getaway.



Facilities

Cycling • Padel • Surfing • Villa • Wellness • Boat Trips • Sailing • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Air-Con • Walking/Hiking Paths • Ideal for Kids • Private Pool • Wine Tasting • Ideal for Teens • Special Offer • Has Discount • Heated Pool • Beach Nearby • <1hr to Airport • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Hairdryer • TV • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Home Cinema

Interior & Grounds

Villa Interiors

- Open-plan living and dining area with fireplace and panoramic sea views
- Fully equipped kitchen with oven, dishwasher, coffee machine, and breakfast bar
- Cinema room with built-in projector and surround sound
- Fitness area with gym equipment
- 2 x bedrooms with king-sized beds
- 2 x bedrooms with queen-sized beds
- Communal areas with 2 x double sofa beds
- 4 x bathrooms with bathtubs
- 2 x WC'S
- Lift for easy access across levels
- Balcony with elevated ocean views

Outside Grounds

- Private heated pool with uninterrupted Atlantic views
- Landscaped garden with outdoor lounge and dining zones
- Barbecue area and outdoor kitchen setup
- Outdoor shower and separate poolside bathroom
- Parking

Additional Facilities

- Wi-Fi
- Air conditioning
- Satellite TV
- Washing machine and dryer
- Iron and hairdryer



Location & Local Information

Villa Rochosa is set on Portugal's dramatic Setúbal coastline, just outside the lively fishing town of Sesimbra. This stretch of coast is known for its sheltered beaches, golden sands, and clear waters – perfect for swimming, snorkelling, or seafood lunches by the shore. Within easy reach is the stunning Arrábida Natural Park, a protected landscape of forested hills, limestone cliffs, and hidden coves – ideal for hiking, cycling, or scenic drives.

Despite its peaceful surroundings, the villa offers convenient access to local restaurants, shops, and beach bars, with Lisbon's international airport just under an hour away. Whether you're seeking outdoor adventures or slow coastal days, this location offers a bit of both – all backed by uninterrupted views of the Atlantic.

Local Amenities

Nearest Airport	Lisbon Airport (46km)
Nearest Beach	Praia da California (650m)
Nearest City	Lisbon (40km)
Nearest Golf	Quinta do Peru Golf & Country Club (20km)
Nearest Restaurant	(450m)
Nearest Supermarket	(300m)
Nearest Tennis	Clube Escola de Ténis de Sesimbra (7km)
Nearest Town	Sesimbra (600m)



What we love

- Sweeping ocean views from almost every room, with a private heated pool overlooking the Atlantic.
- A sleek cinema room with projector and surround sound - perfect for family movie nights or rainy-day retreats.
- Flexible accommodation: two double sofa beds in the communal areas allow for up to four additional guests, ideal for larger families or teens wanting their own space.

What you should know...

- The villa's dramatic cliffside location means that young children should be supervised outdoors, particularly around the pool.
- While there is a lift inside the property, the multi-level layout may still pose challenges for those with reduced mobility.
- The nearest shops and restaurants are a short drive away, so car hire is recommended for convenience.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 - 8.00 p.m.
- **Departure time:** 10.00 a.m.
- **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, arrival out of schedule will require an additional fee of €50.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €650 to be charged to Oliver's Travels with final balance. However, 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights - all other durations on request.
- **Pool heating charge?:** No, extra charge of €60 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:** Please be aware that Tourist Tax mandated by local authorities may apply to your stay and is subject to change; this is an additional fee to be paid locally to the owner. The charge will be €4 per person for a max of 7 nights.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.