# Villa Ruinas

**Region:** Albufeira **Sleeps:** 12

## Overview

With stunning views of the Atlantic Ocean, Villa Ruinas sits in extensive grounds within walking distance of the closest Beach. Close to Albufeira, this six-bedroom villa on the Algarve coast has a beautiful pool and gardens and is easily reached too, at around 35 minutes' drive from Faro Airport.

Floor-to-ceiling windows in the living area give this villa great views and a bright, airy feel. You can walk straight out onto a spacious terrace where a large pool, spa bath and seating area await you. The garden also features a covered dining space, and sun loungers sit both poolside and on the villa's upper terrace.

Another special feature can be found on the manicured lawn, where a large daybed sits majestically for the ultimate lazy days. Step inside the villa and you'll find a spacious lounge and dining room with eye-catching furnishings and a kitchen equipped with everything from a coffee machine to an American-style fridge freezer. There's also a billiards table and many intriguing artworks around the house.

Villa Ruinas is great for families or large groups, offering four double and two twin bedrooms. All are en-suite, and an additional bathroom brings the total to seven. On-site parking and free Wi-Fi are also great bonuses.

At around 2km away, the villa is well-located for exploring the sights of Albufeira, the largest resort on the Algarve, which has a large sandy beach and a traditional Old Town packed with restaurants and bars. There is a golf course a similar distance away, and one of the area's water parks will make for a fun day out with the family.

You may also be tempted to head along the coast to the more exclusive resort of Vilamoura – its upmarket marina and golden sandy beaches make it a popular choice, and its trendy eateries are sure to offer you great meals and high-quality service.

**As mentioned in...**

THE

## Facilities

Villa • Walk to Village • <1hr to Airport • Watersports • Ideal for Kids • Canoeing/Kayaking • Historical Sites • Wellness • Private Pool • Wine Tasting • Air-Con • Golf Villa • Walk to Beach • Has Discount • Cots (Cribs) • Heated Pool • Special Offer • Ideal for Teens • Maid Service Included • Instagrammable • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## The Villa

This little Maison-looking villa is located in an area of total tranquillity but a short distance from the bustling nightlife (restaurants and bars) of Albufeira. Villa Ruinas is built at a high point on the cliff top, so it offers breathtaking views over the ocean.

*Lower Ground Floor*
- Twin bedroom
- Snooker room
- Bathroom with laundry area
- Gym

*Ground Floor*
- Two twin bedrooms with single pull-out beds with a big shared family bathroom
- Kitchen - Hob, oven, fridge/ freezer, microwave, kettle, coffee machine, toaster, dishwasher & breakfast table
- Lounge- Satellite television, DVD player (optional), dining area and patio doors & terrace

*First Floor*
- Master bedroom with en-suite shower room and large terrace with superb views over the sea.
- Twin bedroom, with en-suite bathroom
- Double bedroom with en-suite shower room
- Double bedroom with en-suite shower room (only accessible through terrace)

*Second Floor*
- Office and access to rooftop

*Exterior Grounds*
- Private heated swimming pool (6 x 10 m) (extra cost, see T&Cs)
- Large patio and garden area
- Pizza oven
- Covered terrace
- Outdoor dining
- Various sun loungers
- Garden furniture
- Various parasols
- Private parking
- Barbecue

**Additional Facilities**
- Internet access (3G)
- Air conditioning
- DVD player
- Washing machine
- Hairdryer
- Safe box

Registration Number: 35997/AL

# Location & Local Information

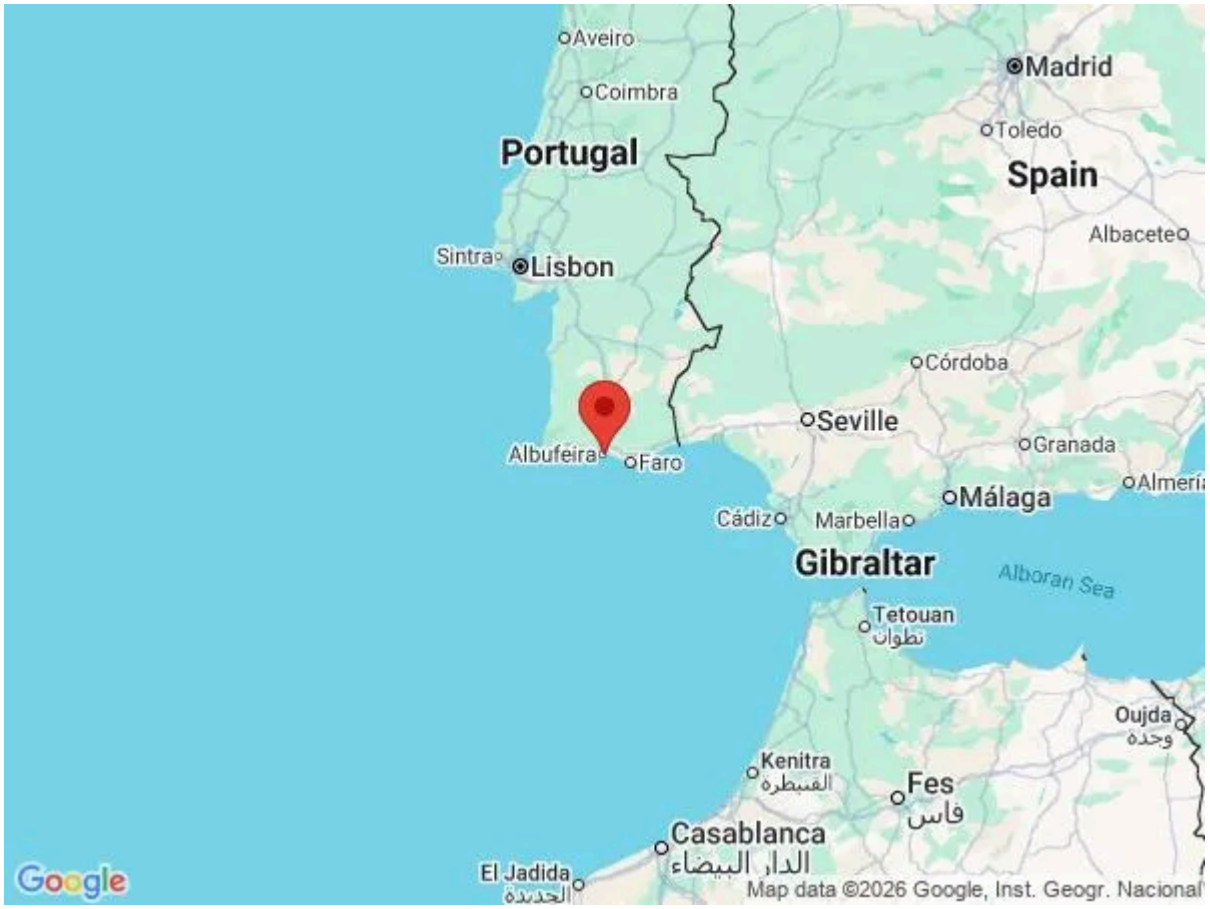
Villa Ruinas is located just 7 minutes by foot to the famous Strip in Albufeira, which boasts many bars, and clubs. There is a selection of restaurants, a beach, bars and a large supermarket. The town of Albufeira is only a short drive or bus route along the coast, and the nine-hole golf courses at Balaia and Pine Cliffs are close by. You are also a short car trip from the charming resort of Olhos d'Agua.

Albufeira was traditionally a popular fishing village which has now evolved into a thriving resort town with a modern marina, sandy beaches, vibrant nightlife and endless activities for all the family to enjoy.

Beyond the white sandy beaches there are dramatic cliffs and coves along the coast. Neighbouring towns offer water-sports including water-skiing and jet-skiing. There is also the opportunity to go dolphin-watching and take a boat trip.
The coastal town itself boasts multiple shopping opportunities, nightclubs and restaurants whilst further inland, in the hills, there are multiple golf courses. So, whatever your preference, there is an activity to suit every member of the holiday party.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Faro Airport (40 km)** |
| Nearest Bar/Pub | **Hangover Bar (350 m)** |
| Nearest Beach | **Oura Beach (900 m)** |
| Nearest Ferry Port | **Faro Ferry Port (40 km)** |
| Nearest Golf | **Balaia Golf Course (2 km)** |
| Nearest Restaurant | **Casa Algarvia (900 m)** |
| Nearest Supermarket | **Intermache Santa Eulalia (500 m)** |
| Nearest Tennis | **Annabel Croft Tennis Academy (6 km)** |
| Nearest Town/City | **Albufeira (3 km)** |
| Nearest Village | **Santa Eulalia (450 m)** |



# What we love

- So close to the beach, this villa has dramatic ocean views which just can't be beaten
- With a large pool and a spa bath too, everyone can enjoy an invigorating time in the water
- It's easy to reach Albufeira and Vilamoura as well as amazing beaches like Sao Rafael

# What you should know...

- You won't be able to bring your pets, but children of all ages are welcome at Villa Ruinas
- You will need to check in at the Hotel Quinta Pedra dos Bicos, but that's only a short walk from Villa Ruinas

# Terms & Conditions

- **Security deposit:** €2,000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.

- **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 and changed daily.

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

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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 & Vaping are not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Not available in this property.

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €500 per week (to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist Tax of €2 per person per night for over 13's (max. 7 nights) is not included in the rental price and will need to be paid in cash at check-in. Please note that this amount is only applicable for bookings from 01/04 to 31/10. The tax will lower to €1 for bookings from 01/11 to 31/03.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** No.