

Villa JoaninhaX

Region: Carvoeiro **Sleeps:** 22

Overview

Villa Joaninha is a lovely, modern villa providing glorious panoramic sea views over the Praia de Carvoeiro coastline. This luxurious eleven-bedroom villa sleeps 22, and is the perfect choice for big groups wanting to spend some time together in the sun. This stunning property has a gorgeous contemporary finish, and provides a perfect home-away-from-home for guests.

The outdoor dining area is the perfect place to enjoy a lovely evening meal with loved ones. The shops, bars and restaurants of Praia de Carvoeiro are just a moments away, meaning guests won't have to go far to enjoy what the Algarve has to offer.

Each of the eleven bedrooms have been finished to the highest standard; on the ground floor, there are six double bedrooms, all with well-equipped en-suites. On the lower ground floor, there are also 3 separate apartments with separate a bedroom and bathroom in each one, providing full privacy for those that stay there. There are eight bathrooms in total throughout the villa.

Inside, there is a beautiful dining area with a table for 18 people, as well as a spacious and stylishly designed living room with a flat screen television and fireplace. The modern kitchen features plenty of prep space and state-of-the-art appliances, making cooking for a big group a little easier!

Outside, there are several comfortable seating areas, as well as an impressive pool and panoramic sea views. There is also a superb outdoor BBQ/dining area, where guests can prepare and enjoy delicious meals, whether that is for breakfast, lunch or dinner. If that wasn't enough, guests can also enjoy an outdoor Jacuzzi, private tennis court, games room, and fully equipped gym. With its impressive facilities, stunning views and tranquil surroundings, Villa Joaninha has everything guests need to relax in absolute luxury.



Facilities

Ideal for Kids • Golf Nearby • Air-Con • Private Pool • Villa • Special Offer
• Has Discount • Cots (Cribs) • Heated Pool • Ideal for Teens • All
Bedrooms En-Suite • Beach Nearby • Saltwater Pool • Ground Floor Bed &
Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Outstanding
Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist
Towns & Villages • TV • Pool/Snooker • Table Tennis • Games Room •
Indoor Games • Gym/Fitness Room • Hot Tub • Working
Fireplace/Woodburner • Ideal for Babies & Toddlers • High Chair(s) •
Fenced Grounds

Interior & Grounds

The Villa

Villa Joaninha is located near Carvoeiro, the lively, tourist town with spectacular views over the ocean. There are 6 bedrooms and 6 bathrooms, and it can accommodate up to 22 people.

Lower Ground Floor

- Apartment with a bedroom and a king-size bed and an adjoining double room (green rooms) with a separate kitchen and a private bathroom with private outdoor areas
- Apartment with bedroom with a king-size bed and two twin beds (brown and cream) a kitchen and ensuite bathroom and a private outdoor seating area
- Apartment with bedroom with a king-size bed and a small kitchen and a private bathroom

Ground Floor

- Bedroom with king-size bed and ensuite bathroom and private front patio (white and green room)
- Bedroom with king-size bed and ensuite bathroom and private balcony (brown and cream room)
- Bedroom with king-size bed, ensuite bathroom, and balcony (golden room)
- Bedroom with king-size bed with ensuite bathroom (pink room)
- Bedroom with king-size bed and adjoining double room (Burgundian rooms) both with private ensuite bathrooms and outside seating area

First Floor

- Large living room with various seating areas, TV, fireplace and access to a terrace
- Well equipped kitchen with large dining area for 12 people
- Guest toilet

Annexe

- Well equipped fitness area with access to the terrace and guest toilet
- Games room with pool table

Exterior Grounds

- Private heated salt water swimming pool
- Large terrace and garden area
- Various sun loungers
- Outdoor dining
- Garden furniture
- Covered terrace
- Private parking
- Barbecue
- Jacuzzi

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Washing machine
- Cot and high chair
- Table tennis



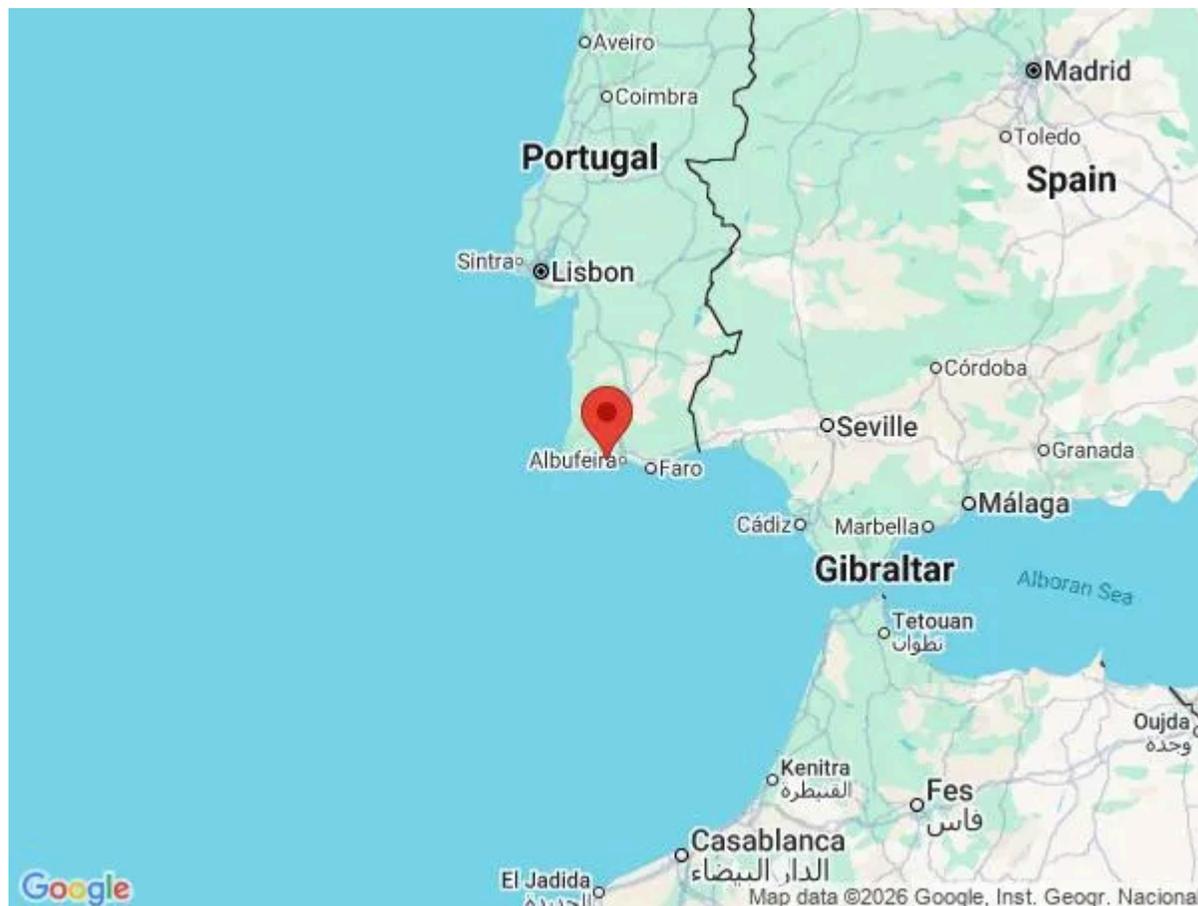
Location & Local Information

This fantastic villa sits in a peaceful neighbourhood of Carvoeiro, a very popular holiday destination in the Algarve. Once a small fishing village, Carvoeiro has developed into a popular tourist town that boasts banks, restaurants, shops and a post office. The local towns of Lagoa, Carvoeiro, Ferraguda, Portimao, Silves and several beaches are all easily accessible by car (within a 5 to 20 minutes drive). You are also only a short drive (2km) from many beautiful beaches and restaurants; from Michelin Star dining to excellent simple easy eating. Praia da Marinha is a 15-20 minute walk away and here you can also take in dramatic views from the clifftops on a trekking trail.

With several beaches within easy reach by foot or car, the villa is an ideal base for families that love spending their days relaxing on the sand and taking dips in the sea. There is also a wide variety of child friendly entertainment such as Zoomarina Theme Park, boating tours from Carvoeiro, Ferraguda, Alvor and Portimao to see caves & dolphins, as well as Fiesa Sand Sculptures Festival and various waterparks.

Local Amenities

Nearest Airport	Lisbon Airport (59 km)
Nearest Ferry Port	Faro Ferry Port (67 km)
Nearest Village	Benagil (2 km)
Nearest Town/City	Carvoeiro (7 km)
Nearest Restaurant	Sul Mar (1 km)
Nearest Bar/Pub	Benagil Beach Bar (2 km)
Nearest Supermarket	Supermercado Rocha Brava (3 km)



Nearest Beach	Benagil Beach (1 km)
Nearest Golf	Vale de Minho Golf Course (4 km)
Nearest Tennis	Carvoeiro Tennis Club (8 km)

What we love

- This villa has a great outdoor pool, jacuzzi, games room and a fully equipped gym
- Popular resort town, Carvoeiro, is moments away, where guests will find a range of fantastic restaurants bars and shops.
- Luxury terrace area with barbecue, outdoor kitchen and dining area

What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- A car would be advised to access the city of Faro, a one hour drive away

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3 pm
- **Departure time:** 12 pm
- **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:** Cleaning of bathrooms (2x a week) and change of towels included in the rental price.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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.
- **Heating costs included?:** Not available on this property.
- **Pool heating charge?:** For those who require pool heating, it is included in the rental price, heating by solar panels. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** The property manager has advised that the cost of tourist tax for this villa will be 308 EUR and will be collected by the property manager prior to arrival.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in the rental price.