Villa Felipa

Region: Troia **Sleeps:** 11

Overview

This fantastic five-bedroom villa is ideally located in between the glorious Tróia Dunes Botanical Reserve and the Arrábida Reserve Natural Park, beside the Atlantic Ocean.

The magnificent white exterior adorned with large windows has steps leading up to the entrance and is a spectacular sight against the bright blue skies and glorious nature of Lisbon. Villa Felipa neighbours the beach and contains a glistening outdoor pool situated in between beautiful trees and hedges.

Next to the pool lies elegant covered and uncovered sun lounges and a small terrace with lounging areas, providing an excellent space for enjoying food & drink in between taking dips into the pool.

At the side of the villa, guests will find a beautiful green lawn dotted with vibrant pine trees and complete with two yellow kayaks to use. The holiday home has a large garden full of life with attractive hedges and lavender bushes.

The spacious, sleek and modern kitchen has a great range of appliances, is generously equipped and opens into the stylish dining room which has seating for ten and natural light beaming in from the long windows.

Guests will appreciate unwinding in the living room. The tastefully put together space boasts a large L-shaped sofa with a glass fireplace, chic ornaments and flat-screen television.

The ground floor contains an open plan stairway that leads up to the first floor. Upstairs, the bedrooms are radiant and simple yet stylish, containing windows that look out onto the garden and surrounding nature. The master suite









benefits from views of the phenomenal garden and an ultra-luxe spa style master en-suite.

Villa Felipa provides a truly magical getaway for holidaymakers who wish to enjoy the best of Portugal.

Facilities

Walk to Village • Golf Villa • Villa • Sailing • Cycling • Tennis Nearby • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Ideal for Kids • Working Fireplace/Woodburner • Tennis Court • Wine Tasting • Private Pool • Air-Con • Special Offer • Has Offer • Cots (Cribs) • Has Discount • Ideal for Teens • Walk to Beach • Beach Nearby • Modern • Ground Floor Bed & Bath • Beachfront • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Indoor Games • DVD • Bicycles Provided • Dishwasher • Microwave • Satellite TV • Outdoor Games • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Villa Felipa is a beachfront luxury villa with private tennis court, located between the Tróia Dunes Botanical Reserve and the Arrábida Reserve. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 11 people

Ground Floor
- Ample living room with comfortable seating, satellite TV, fireplace, billard and access to the terrace
- Separated dining area for 10 people and access to the terrace
- Fully equipped kitchen with central island an american style fridge
- Guest toilet
- Bedroom with double bed (200 x 200 cm) and en-suite shower room

First Floor
- Bedroom with double bed (200 x 200 cm), access to a terrace and en-suite shower room
- Bedroom with double bed (180 x 200 cm), access to a terrace and en-suite shower room
- Bedroom with double bed (170 x 200 cm)
- Bedroom with bunk bed (100 x 200 cm) and access to a balcony (sleep 3 with additional pull-out bed)
- Shower room

Exterior Grounds
- Private swimming pool, with Roman steps access (12 x 6 m; max depth 2 m, min depth 0.8 m)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Outdoor dining
- Garden furniture
- Outdoor shower
- Private parking
- Tennis court
- Barbecue (charcoal)

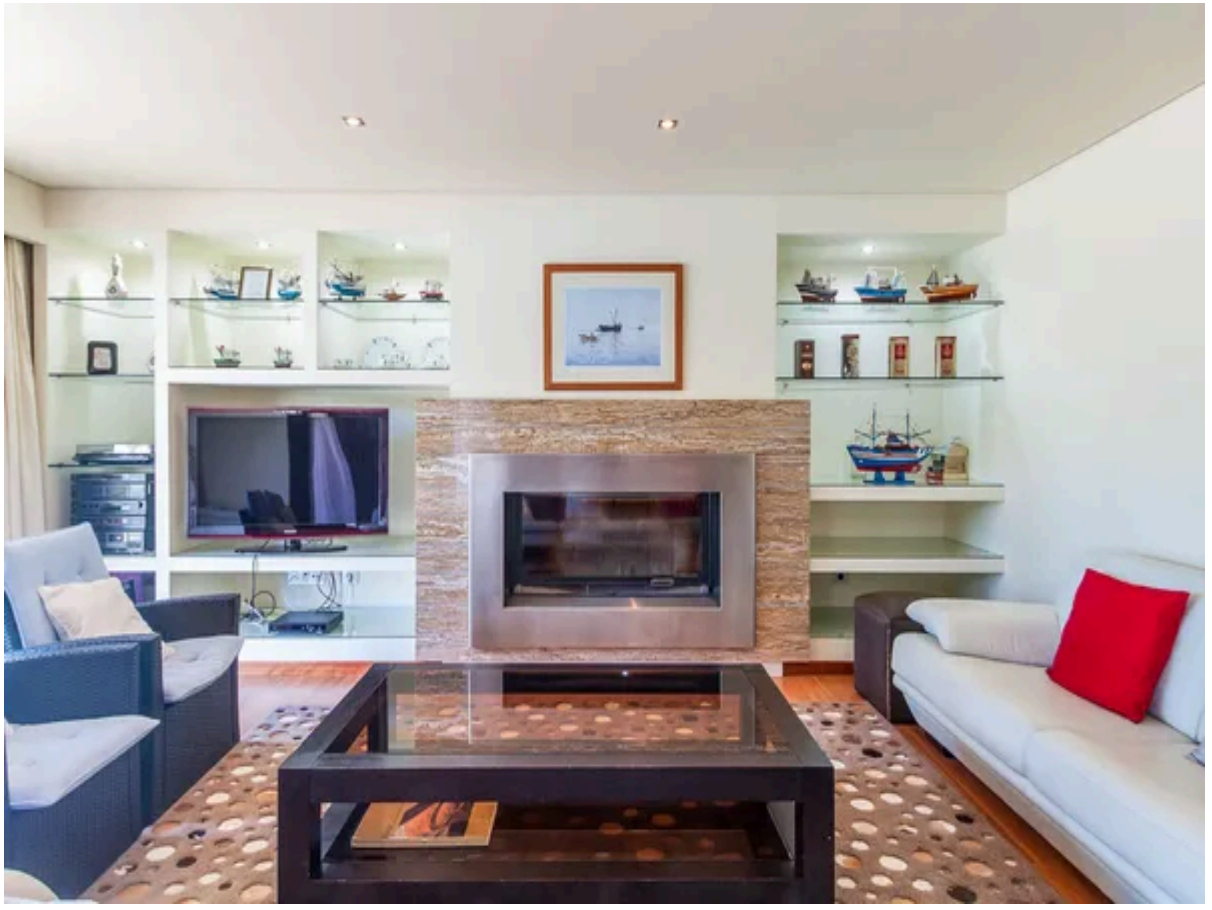
Additional Facilities
- Wi-Fi connection
- Air conditioning
- Washing machine
- Dishwasher
- 4 bicycles for adults
- Two kayaks with 2 vests
- Two stand up paddle boards

Registration Number: 60964/AL









Location & Local Information

Villa Felipa has located nearby the old village of Comporta, recently famed for having one of the most beautiful beaches, not only in Portugal but in Europe.

Comporta beach has stunning white sand that stretches out as far as the eye can see. Although this is a famous beach, by taking only a short walk along the coast, you will find yourself alone in your small paradise.

The beach contains a great restaurant and bar, as well as umbrellas and sun chairs and free to use showers to wash off the sand and sea water. The small rice farming village of Comporta has its rice museum where visitors can delve into the regions intriguing natural history.

The peninsula of Tróia is located in Sado Estuary Natural Reserve, a protected area in Portugal known for its vast and stunning natural beauty. The city is home to several species of bird, black bats and otters.

Villa Felipa is close by Grândola, an Alentejan town in Setúbal known for its idyllic fruit trees, river and great restaurants amongst them lies Espaco Garrett who has a creamy and delicious menu across the Mediterranean, European and Portuguese cuisines.

The bright white exterior of the restaurant is trimmed with bright blue paint, and the quaint and cosy eatery contains an art gallery full of works by aspiring artists.

The family-run Marisqueira O Tobias restaurant is full of vibrancy and tasty traditional delicacies while being set in a comfortable Portuguese house. It is a must visit for mouth-watering home-made desserts and fresh seafood.









Local Amenities

Nearest Airport	**Lisbon Airport (128 km)**
Nearest Ferry Port	**Troia Ferry Port (2 km)**

Nearest Village	**Sol Troia (1 km)**
Nearest Town/City	**Comporta (12 km)**
Nearest Beach	**Atlantica Beach (2 km)**
Nearest Golf	**Troia Golf Course (4 km)**

What we love

- There is direct entry into a virtually private beach from the garden
- This villa has a clean, modern feel throughout and benefits from lots of natural light
- Not many villas can offer their own tennis court, but Villa Felipa has one in addition to a spacious 12m x 5m pool
- Villa Felipa overlooks the Atlantic Ocean and coastline

What you should know...

- A trip to Setubal can take up to 30 minutes, so make use of the ferry that takes guests to Setubal and other surrounding towns
- A car is strongly recommended if you wish to explore the local area as public transport is limited
- Please note that in low season, it is more likely for restaurants and shops to be temporarily closed
- This accommodation does not accept groups of young people (up to 30 years).

Terms & Conditions

- **Security deposit:** €1,000 charged to client's credit card before arrival and refunded two weeks after departure, subject to 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.

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

- **Changeover day:** Saturday.

- **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?:** Yes, included in the rental price.

- **Pool heating charge?:** Not available in this property.

- **Tax:** Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

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

- **Pool towels included?:** Not included in rental price, extra €5 per towel per stay, to be paid at the time of the booking (optional).