

Villa Joaquina

Region: Troia **Sleeps:** 10

Overview

In a quiet coastal setting, backed by dunes and a short walk from the beach, Villa Joaquina is a spacious holiday home on the Troia peninsula of Portugal. Part of a complex of villas, Villa Joaquina enjoys a secure and private situation with a private swimming pool and bright rooms throughout the interior.

The open-plan living area that extends to most of the ground floor is the perfect place for all the family to get together. A comfortable seating area with television and DVD player sits next to another sociable space for relaxing and chatting, which provides access to the pool area via patio doors.

An oversized corner sofa has room for everyone to recline and relax, with a stylish fireplace providing a focal point and further doors leading out onto the outside space. Sharing this area is an elegant dining table and chairs for more formal dining, with the kitchen having a more relaxed country-style table and chairs.

Also in the fully fitted kitchen are a range of modern facilities to help make cooking delicious meals quick and easy. For your convenience is a utility room with washing machine and laundry tub.

There are two bedrooms on this floor, with one having a queen size bed and the other a double bed and a twin bunk bed. Serving these bedrooms are two bathrooms, with one having entrance via the swimming pool or kitchen area.

To the first floor is a master bedroom with a king size bed, ensuite bathroom with shower and bath and doors opening onto two terraces. Another bedroom with king size bed has an ensuite bathroom with shower and access to a patio. There are two further bedrooms, each with



queen size beds and one with doors to the terrace area. A bathroom with shower provides additional bathing options.

Outside is a large, private swimming pool and shower. Surrounding the pool is a terrace with loungers and dining area, with a barbecue that's perfect for enjoying some local seafood al fresco. A lawned area features mature trees and plants for a peaceful space in which to relax or to kick a ball about with the family.

Facilities

Fishing • Golf Villa • Villa • Sailing • Cycling • Tennis Nearby • Watersports • Waterfront • Walk to Beach • Wine Tasting • Recommended • Wi-Fi/Internet • Private Pool • Beach Nearby • Modern • Heated Pool • Ideal for Teens • Satellite TV • Working Fireplace/Woodburner • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Joaquina is a beachfront villa with private swimming pool located in Troia. This charming property is stylish furnished throughout. There are 6 bedrooms and 5 bathrooms, and it can accommodate up to 12 people.

Ground floor

- Fully equipped kitchen with dining area and microwave, cooker, kettle, toaster, dishwasher, coffee machine, fridge, freezer, oven
- Living and dining room
- Additional living area
- Bedroom with queen size bed
- Bedroom with double bed and one bunk bed
- Bathroom
- Bathroom
- Utility room
- Access to the terrace and pool area

First floor

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed
- Bedroom with queen-size bed
- Bathroom

Exterior Grounds

- Private swimming pool (10m x 6m; depth 1.2m - 2.6m)
- Terrace
- Outdoor shower
- Outdoor seating
- Alfresco dining facilities
- Barbecue

Additional Facilities

- Refrigerator
- Microwave
- Oven
- Freezer
- Washing Machine
- Dishwasher
- Coffee Machine
- Toaster
- Kettle
- Juicer
- Wi-Fi
- Television
- Iron
- Dryer
- Private parking

Touristic Registration Number: AL-10211



Location & Local Information

The villa is just 300 m from the beautiful sands of Praia Troia, so you can go from the front door to the beach in a matter of minutes.

Restaurants and a supermarket are within easy walking distance also. Being on a peninsula, the beach tends to be quiet, so you can explore the long sandy stretches and warm waters without worrying about crowds.

There are beautiful views across the sea to the city of Setubal, and you can even get a ferry from the marina that will take you straight there. If you're lucky, you'll also spot the dolphins that congregate in this area and like to swim near the boats.

If you're a keen golfer, you'll be pleased to know that an 18-hole golf course is just 3 km away from the villa. If you prefer something a bit more relaxed, a spa is within easy reach for a pampering session after a long day out.

For history lovers, there are the Roman Ruins of Troia to explore. What was once a Roman fish salting complex is now an intriguing site where you can learn more about the trade in the area and the impact it had on local life.

Take the 15-minute ferry trip to Setubal, and you'll find plenty of exciting attractions and things to do with the family. The Sado Estuary Nature Reserve is an area of wetland between the Sado estuary and the sea and features countless species of birds.

Habitats include marshes, sandbanks, rice paddies and woods, with the opportunity to explore many of these on hiking trails.

Local Amenities

Nearest Airport	Lisbon Airport (130 km)
Nearest Bar/Pub	Grao de Areia Beach Bar (3 km)



Nearest Beach	Atlantica Beach (350 m)
Nearest Ferry Port	Troia Ferry Port (2 km)
Nearest Golf	Tróia Golf (5 km)
Nearest Restaurant	Puros Pedacos (200 m)
Nearest Supermarket	Onda Azul Mini Market (1 km)
Nearest Tennis	Setubal Tennis Club (13 km (via ferry))
Nearest Town/City	Setubal (12 km (via ferry))
Nearest Village	Sol Troia (900 m)

What we love

- A private and secure family-friendly villa with extensive outside space
- Just moments from the beach at Troia and a short walk to a range of amenities
- Part of a friendly complex in a quiet area, making it ideal for young families

What you should know...

- There are other villas close by, but you aren't overlooked and have a well-screen garden
- Parts of the pool terrace are narrow, so take extra care moving around when the surface is wet
- Not all bedrooms have ensuite facilities, but there are three large bathrooms available to all guests
- Please note that short stay rates are on request - please enquire for more details.

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:** 4:00 pm
- **Departure time:** 10:00 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Pool towels are available to rent for an additional cost of €5 per towel per stay
- **Pets welcome?:** Not allowed
- **Other Ts and Cs:** Please note that short stay rates are on request - please enquire for more details.
- **Changeover day:** Saturday in July & August. Flexible throughout other periods
- **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 rubbish disposal required will be charged against the security deposit
- **Smoking Allowed?:** Smoking & Vaping are not permitted
- **Minimum stay:** 7 nights during high season - short stays may be available on request outside of this period, please enquire for more details & pricing.
- **Heating costs included?:** Not included in the rental price, optional extra €50 per day to be paid with the balance.
- **Pool heating charge?:** Pool heating is available upon request for an additional cost of €50 per day, unavailable from November to March.
- **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