Villa Otilia

Region: Aroeira **Sleeps:** 8

Overview

Spacious and featuring touches of rustic charm throughout, Villa Otilia sits within the expansive grounds of Aroeira Golf Resort and has its own private garden for guests to enjoy.

Villa Otilia's large rooms feature quality wood floors and beautiful pieces of furniture that have been tastefully chosen to complement the traditional feeling of the villa.

On the ground floor is an open-plan living and dining area. Plush sofas and chairs sit alongside a characterful fireplace, television and range of entertainment options. Sharing the space is a library area with a stately desk, for a feeling of antiquity.

The dining area features a classic wooden table that seats up to six people, and doors lead out to the terrace. A country-style kitchen is adjacent to this space and is a sociable place for cooking while chatting over a pre-dinner drink. Another table and chairs seat up to six people in the kitchen. Also on this floor is a bedroom that features two single beds and an ensuite bathroom with shower. A toilet is a convenient extra.

To the first floor are a further three bedrooms. The main bedroom has a double bed and an ensuite bathroom with a shower. Two additional bedrooms feature a double bed each. Finishing off the accommodation on this floor is a bathroom with shower.

The generously sized terrace is accessed via several patio doors and is home to a partially-covered dining area with barbecue. Also on the terrace, is a private swimming pool and a selection of sun loungers and another casual seating area. The rest of the fenced garden is laid to lawn





and features mature plants and shrubs for a comfortable feel.

Facilities

<1hr to Airport • Golf Villa • Villa • Sailing • Cycling • Tennis Nearby • Watersports • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Recommended • Private Pool • Wine Tasting • Special Offer • Has Offer • Cots (Cribs) • Has Discount • Ideal for Teens • Walk to Beach • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • DVD • Bicycles Provided • Dishwasher • Microwave • Satellite TV • Heating • High Chair(s)

Interior & Grounds

The Villa
Villa Otilia is a charming villa in Aroeira Golf Resort. This spacious villa is ideal for families, with 4 bedrooms and 4 bathrooms accommodating up to 8 people

Ground Floor
- Twin bedroom with en-suite bathroom
- Bathroom
- Dining & living area
- Fully equipped kitchen
- Access to the patio & pool area

First Floor
- Double bedroom with en-suite bathroom
- Two double bedrooms
- Bathroom

Exterior
- Swimming pool (8x5m)
- Large patio & garden area
- Sun loungers & parasols
- Outdoor sitting & dining area
- Covered terrace
- BBQ area
- Private parking

Additional Facilities
- Wi-Fi connection
- Fireplace
- TV
- Washing machine
- Dishwasher
- Iron
- Hair Dryer
- Coffee Machine
- Outside shower
- BBQ
- Tabble Tennis table
- Four Bicycles
- Private Pool
- Cot Available
- High Chair Available
- Big Parking space

(Guests are not allowed in the attic)







Touristic Registration Number: 67450/AL

Location & Local Information

Villa Otilia is within Aroeira Golf Resort, and so has access to its range of facilities. For sporty types, that means you can take advantage of the two 18-hole championship golf courses, four tennis courts and communal tropical swimming pool.

You don't have to travel far to enjoy a day out by the sea – with Fonte da Telha Beach being just a 5-minute drive away. It's not surprising that this is considered one of the most attractive beaches in the area, with its soft, golden sand and crystal clear waters that are ideal for swimming.

You can hire loungers for a small cost and relax as the children play. There's also a good choice of cafés and restaurants offering snacks and lunches.

The charming town of Setúbal is just 35 minutes away from the villa by car. It's a traditional fishing village that also acts as a busy port - and there's plenty to see and do. Must-see places of interest include the Mercado do Livramento covered market where you can pick up fresh local produce, as well as handicrafts.

You'll also find many religious buildings to explore, such as The Convent of Jesus and which now also houses the local museum. The Fort of São Filipe is an impressive structure and gives fantastic views across both the town and the River Sado.

Local Amenities

Nearest Airport	**Lisbon Airport (31km)**
Nearest Beach	**Sandy Beach (5km)**
Nearest Ferry Port	**Porto Brandão River Station (14km)**
Nearest Golf	**Clube de Golfe Aroeira Pines Classic (200m)**









Nearest Restaurant	**Restaurants & Shops (2km)**
Nearest Tennis	**Tennis Court (30km)**
Nearest Town/City	**Amora (7km)**
Nearest Village	**Aroeira (550m)**

What we love

- Fantastic position within Aroeira Golf Resort means you have access to all its facilities and a range of amenities are also close by
- There is plenty of space inside the villa, allowing the whole family to enjoy getting together as well as spending some quiet time alone
- The library and second living room are lovely extra features that make this a holiday home with a great attention to detail

What you should know...

- There are other villas close by - but you aren't overlooked
- The internal staircases are relatively open, so those with mobility issues might want to keep this in mind
- There is a private parking space available
- Please note that groups of young people up to 30 years are not permitted.

Terms & Conditions

- **Security deposit:** £400 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 pm - 10 pm

- **Departure time:** 10am

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

- **Linen & towels included?:** Yes, included in the rental price but pool/beach towels for rent: 5€ per towel per stay

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

- **Other Ts and Cs:** The owner of this property will only allow groups of people over 35 years old or families.
 Guests are not allowed in the attic.

- **Changeover day:** Saturday in July & August.

- **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. Short stays may be available on request outside of this period, please enquire for more details.

- **Heating costs included?:** Not included in the rental price.

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

- **Tax:** Portuguese 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 in the rental price.

- **Pool towels included?:** No, can be hired on site for an extra cost of 5€ per stay.