

# Villa Feliciana

Region: Troia Sleeps: 8

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## Overview

Villa Feliciana is a contemporary villa that adds a modern style to the idyllic Lisbon coast. With a rectangular exterior decorated with blissful palm and pine trees, Villa Feliciana provides a beautiful, quiet getaway for holidaymakers.

Inside, floor length windows bring in an incredible natural light that beautifully brightens the open-plan living and dining areas. The windows provide views of the garden while relaxing and eating meals. The living room boasts comfy sofas that line the walls, stylish lights hanging down from the ceiling and artistic ornaments.

The living room has a flat-screen TV, fireplace and pool table, making it easy to relax or keep everyone entertained. Low ceilings and crisp white walls make this room a bright space for guests to enjoy. The dining room holds a dining table, comfortably seating up to eight people, as well as bar stools in the kitchen that are set against a beautiful brick wall.

The bedrooms are minimal and tranquil, styled with simple furniture and decorated in blacks, whites and beiges. All of the bedrooms open up onto the roof terrace or benefit from large light enhancing windows.

Outside, an spacious roof terrace is in a prime location for catching sun rays and overlooks the glistening private pool from its slightly raised position. The cosy outdoor lounging and dining areas are any stargazers dream. With cushioned benches, a covered dining table and a hammock, the garden is just as much of a peaceful oasis as it is a perfect place to eat, drink, socialise and relax.

## Facilities

Walk to Village • Golf Villa • Villa • Ideal for Kids • Private Pool • Air-Con • Special Offer • Has Discount • Ideal for Teens • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Indoor Games • Dishwasher • Satellite TV • Bikes • Ideal for Babies & Toddlers • Fenced Grounds



# Interior & Grounds

## The Villa

Villa Feliciana is within a kilometre of a golf course, the Tróia Casino, tennis courts, a spa, a playground, a supermarket, bars and restaurants. There are 4 bedrooms and 4 bathrooms, and it can accommodate up to 8 people.

### Ground Floor

- Ample living room with comfortable seating, satellite TV, fireplace, billard table and access to the garden
- Open plan dining area for 10 people and access to the garden
- Fully equipped kitchen with two fridges and Nespresso coffee machine
- Family bathroom with shower
- Bedroom with double bed and access to the garden

### First Floor

- Bedroom with double bed, access to a terrace and en-suite bathroom with tub and shower
- Bedroom with double bed and access to a terrace
- Bedroom with double bed
- Bedroom with double bed
- Shower room

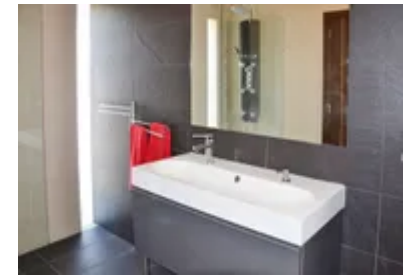
### Exterior Grounds

- Swimming pool (9.2 x 5.5 m; depth 0.50 - 1.90 m)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Outdoor dining
- Garden furniture
- Private parking
- Barbecue

### Additional Facilities

- Wi-Fi connection
- TV
- Washing machine
- Dishwasher
- Coffee Machine
- BBQ
- Private Pool
- Cot Available
- High Chair Available
- Fenced Garden
- Air-Conditioning
- Pool Table
- Parking space

Registration Number: 7855/AL



## Location & Local Information

Villa Feliciano is located in Tróia, a peninsula famed for its calm and unspoiled beaches that stretch as far as the eye can see. This holiday home is a must stay for travellers who love the beach. Tróia beach is only 1km from the villa and is renowned for being a quiet haven with the Atlantic Ocean on one side and the scenic Sado River on the other.

The area is ideal for taking in one of the most picturesque and naturally beautiful parts of Lisbon, hiking in the surrounding nature and taking part in adrenaline-packed water sports.

Nearby Villa Feliciano lies fantastic facilities for active holidaymakers; football, volleyball, tennis and golf. There is also a spa close by, providing the ultimate calming and serene experience and a supermarket for everyday conveniences.

Just south of Tróia lies Grândola, a modest Alentejan town in the Setúbal district. Grândola is a farming village with restaurants serving the excellent local cuisine; wild boar, ox, pig's trotters and rice. The region hosts notable landmarks including a chapel named Chapel of Our Lady of the Penha of France which dates back to the 18th Century.

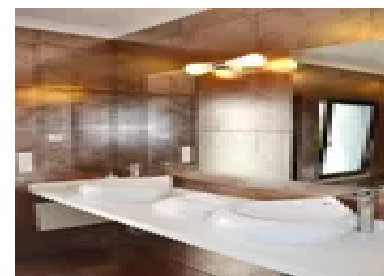
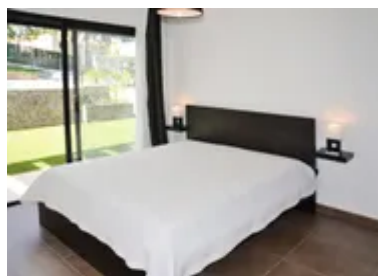
The quaint white and royal blue chapel is steeped in history. The ancient hermitage is set over two storeys with a bell tower containing a bell on the outside, and inside, tiles are adorned with paintings of flowers, angels and fruits. The chapel is worth a visit for travellers looking for a quiet retreat that showcases the region's intriguing history.

The villa is only 45 minutes away from the lively buzz of Lisbon.

## Local Amenities

Nearest Airport

**Lisbon Airport**  
(129 km)



Nearest Ferry Port	<b>Troia Ferry Port (2 km)</b>
Nearest Village	<b>Sol Troia (450 m)</b>
Nearest Town/City	<b>Comporta (13 km)</b>
Nearest Restaurant	<b>Troia Azul (500 m)</b>
Nearest Bar/Pub	<b>Grao de Areia Beach Bar (2 km)</b>
Nearest Supermarket	<b>Onda Azul (700 m)</b>
Nearest Beach	<b>Atlantica Beach (1 km)</b>
Nearest Golf	<b>Troia Golf Course (4 km)</b>

## What we love

- The unique exterior colour palette; grey, white and red
- The cohesive modern décor has seen throughout the villa
- A spacious roof terrace where guests can gaze over the Lisbon coast
- Not one, but two of the bedrooms have access to the vast roof terrace

## What you should know...

- The stairs leading up to the second floor have large gaps so be careful with toddlers
- There is air-conditioning in all bedrooms but not in the living room – however, the living room has floor length doors that open out onto the garden and bring in a natural air flow
- Please note that short stay pricing is available on request only - please enquire for more details.

# Terms & Conditions

- **Security deposit:** €500 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.
- **Other Ts and Cs:** Please note that short stay pricing is available on request only - please enquire for more details.
- **Changeover day:** Saturday during peak season.
- **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:** 4 nights during low season. Please note that short stay pricing is available on request only - please enquire for more details.
- **Heating costs included?:** Not available in this property.
- **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).