

Villa Genovevia

Region: Aroeira **Sleeps:** 8

Overview

Villa Genovevia is a modern and spacious villa in the Aroeira Golf Resort, offering a luxurious and comfortable vacation experience for up to 8 adults and 2 children. The property spans three floors and is tastefully furnished throughout, providing a stylish and welcoming atmosphere.

The villa features four bedrooms, providing ample space for the guests. The living and dining area is designed in an open layout, allowing for a seamless flow between the spaces. This setup is ideal for socializing, relaxing, and enjoying meals together.

Villa Genovevia offers a games room for entertainment where guests can engage in various activities and have fun. Additionally, the property boasts a private swimming pool, perfect for cooling off and enjoying leisurely dips. A barbecue area and an outdoor dining space allow guests to savour delicious meals while enjoying the beautiful surroundings.

The villa is on an enormous 1200 square meter garden, providing plenty of space for outdoor activities and relaxation. Integrating the villa into a pine forest adds a touch of tranquillity and allows guests to enjoy nature and take leisurely walks in unspoiled surroundings.

One of the highlights of Villa Genovevia is its proximity to beautiful beaches, with the nearest ones being just 4.5 km away. Guests can easily access these beaches and spend their days sunbathing, swimming, or enjoying various water activities.

Furthermore, the villa is conveniently located 25 km from Lisbon, allowing guests to explore the vibrant city and all its attractions. The Aroeira Golf Resort offers additional



amenities such as two golf courses, four tennis courts, a shopping area, bars, and restaurants. This ensures that guests can access various recreational options without leaving the resort.

Facilities

Ground Floor Bed & Bath • Villa • Coffee Machine • Cycling • Golf Nearby • Wi-Fi/Internet • Games Room • Beach Nearby • Private Pool • Cots (Cribs) • Indoor Games • Modern • Playground • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Lower Ground Floor

- Bedroom with double bed
- Games room with tennis table, living room and working space
- Bathroom with shower

Ground Floor

- Ample living room with comfortable seating, TV, fireplace and access to the garden
- Open plan dining area for 6 people and access to the garden
- Well equipped kitchen with small dining
- Family bathroom with bathtub and shower
- Bedroom with double bed and access to the garden
- Bedroom with 2 single beds and access to the garden

First Floor

- Master bedroom with double bed (160 x 200 cm), access to a terrace and en-suite shower room
- Mezzanine with double sofa bed (140 x 200 cm)

Exterior Grounds

- Private swimming pool (7 x 4 m; depth 1.20 - 2 m)
- Large garden and terrace area
- Various sun loungers
- Outdoor dining
- Covered terrace
- Garden furniture
- Private parking
- Barbecue

Additional Facilities

- Wi-Fi connection
- Central heating
- Washing machine
- Cot and high chair
- Coffee machine

Tourist License: 59534/AL



Location & Local Information

At just twenty-five kilometres from Lisbon, Villa Genovevia offers an accessible rural idyll. The closest beaches are a mere two kilometres away - Praia Fonte da Telha is known for its golden sands.

Within the resort, guests have access to two 18-hole championship golf courses. There are a further four tennis courts, spa, health centre and playground as well as restaurants and all amenities. This array of on-site facilities makes for such a relaxed stay - guests need not worry about running out of basics, or for a last-minute change of dinner plans the bars and restaurant provide excellent local cuisine.

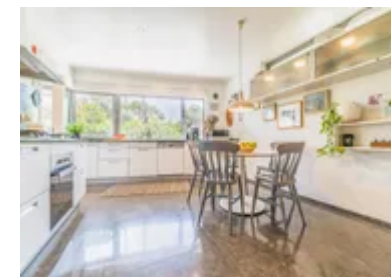
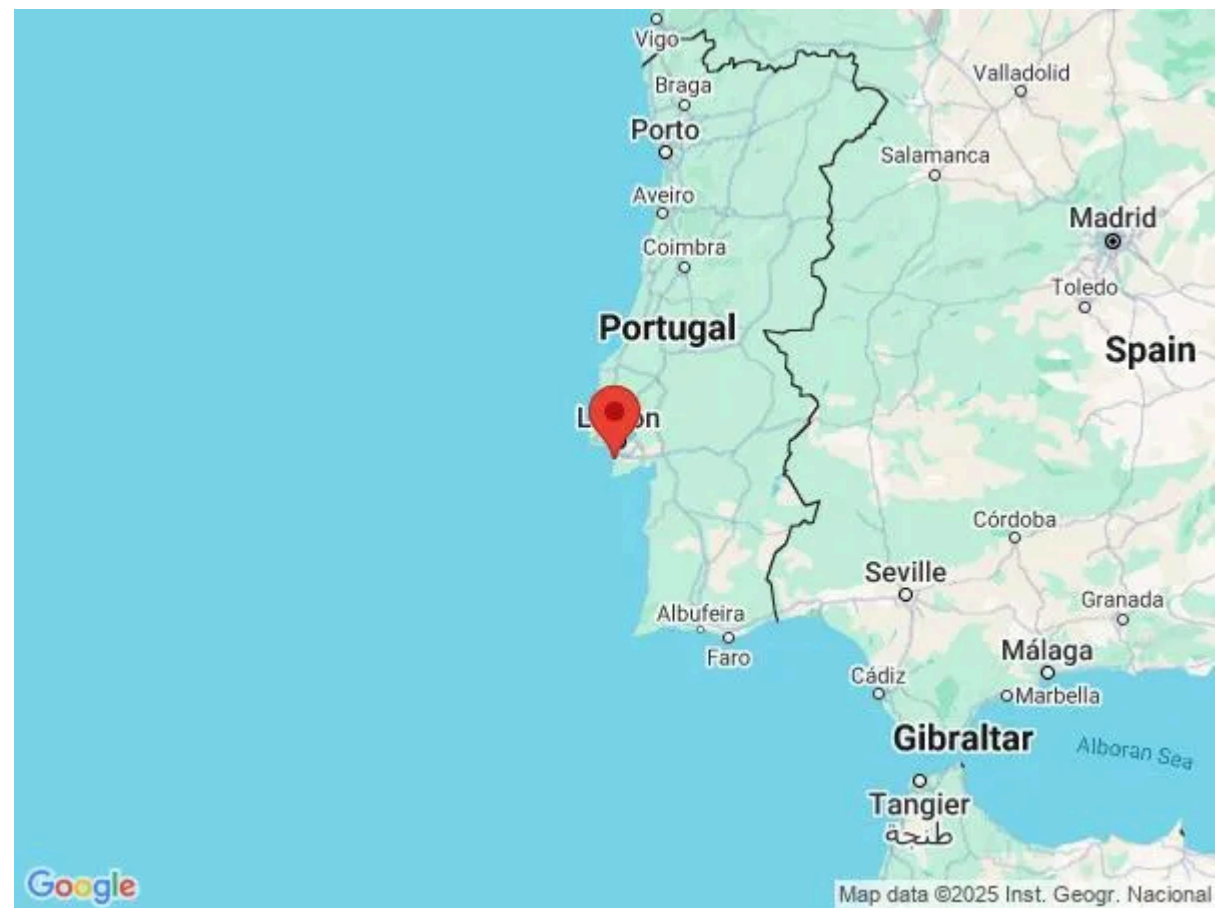
Aroeira boasts a stretch of thirty kilometres of the finest beaches in Portugal; whether it be the lively and buzzing beach at the village of Costa da Caparica, to the more wild and rugged beaches at the southern end of the stretch, visitors will not be short of choice.

This region of Portugal is ideal for water sports enthusiasts, whether it be canoeing, snorkelling, diving or surfing, the area is a water lovers paradise.

The beauty of the Lisbon coast is that it provides a breezy escape from the capital, whilst being home to some of Portugal's historic jewels, which attract thousands of visitors: the ancient walled town of Obidos, the 12th century monastery at Alcobaca, the Catholic pilgrimage site of Fatima, and the fairy tale palaces of Sintra.

Lisbon itself is a vibrant and colourful city with a fascinating history; the city is rich with museums, monuments and a lively waterfront with bars and many restaurants showcasing a blend of traditional and contemporary architecture.

There are many attractive towns to visit along the Lisbon coast, such as the beautiful former fishing village of Cascais, the dynamic resort town of Estoril, or the surfer's paradise Carcavelos or romantic town of Sintra.



Local Amenities

Nearest Airport	Lisbon Airport (32 km)
Nearest Village	Aroeira (3 km)
Nearest Town/City	Lisbon (25 km)
Nearest Restaurant	Kailua Fonte da Telha (5 km)
Nearest Bar/Pub	Bambu Bar (6 km)
Nearest Supermarket	ALDI (3 km)
Nearest Beach	Fonte da Telha Beach (5 km)
Nearest Golf	Aroeira Golf Course (3 km)
Nearest Tennis	Almada Tennis Court (6 km)

What we love

- Tasteful interiors blend seamlessly into the fresh, green outdoor spaces complete with terrace, barbecue and private pool
- The facilities provided by the wider complex mean this home offers both tranquil privacy as well as utmost convenience: golf course, tennis courts, spa, shopping centre, restaurants and bars are all a short distance away
- This home has many additional touches: a games room together with gym equipment and beautiful outdoor lighting
- The area is rich with activities, from historical towns through to multiple options for outdoor pursuits, guests will not be short of choice!

What you should know...

- Whilst the resort offers multiple accessible amenities, a car is recommended to take full advantage of what this rich and varied region can offer
- The villa is very family friendly, however toddlers will need to be monitored by the pool area
- This home is suitable for wheelchair access
- Villa Genovevia, being located on a golf course resort, is suitable for golf enthusiasts as well as those who enjoy the convenience of on-site amenities

Terms & Conditions

- **Security deposit:** €600 charged to client's credit card as a pre-authorisation two weeks before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 4 pm - 12 am
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per booking will apply (paid to OT prior to travel).
- **Other Ts and Cs:** First cot and high chair are included in the rental price, second items will have an extra cost of €15 each, to be paid with the balance to OT.
- **Changeover day:** Saturday.
- **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 included in the rental price, extra €200 per week to be paid at the time of the booking (mandatory between Oct - Apr).
- **Pool heating charge?:** Not available on 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?:** No, can be hired on site for an extra cost of €5 per person per stay.