# Villa Borja

**Region:** Aroeira **Sleeps:** 12

## Overview







Villa Borja is a spacious villa in the Aroeira golf resort, located on the outskirts of Lisbon. With a private pool and fantastic facilities within the resort available, this villa provides everything guests need to switch off and enjoy a memorable holiday. Villa Borja is a charming six-bedroom villa that sleeps 12, and is perfect for family holidays, groups of friends, and multiple couples. This charming villa provides the ideal home away from home for those looking to spend some quality time in the sun with loved ones.

On the ground floor, there is a fully equipped kitchen with plenty of prep space and appliances, as well as a living and dining room with a fireplace. There is also the Master suite, three double bedrooms and a twin bedroom downstairs, as well as two large bathrooms. On the first floor, there is another bedroom with twin beds, a games room, a home gym and an additional seating area. All six bedrooms are spacious, comfortable, and stylishly decorated. There is air conditioning in all bedrooms, living room and the gym.

While the interior of Villa Borja is delightful, the outside is truly spectacular. With pine forests stretching around the perimeter of the property, outdoor dining facilities and a private pool, this villa is the perfect getaway. Around the swimming pool, guests will find no shortage of sun loungers where they can switch off and read a good book. There is also a lovely outdoor pergola and BBQ area, where guests can prepare and enjoy delicious alfresco meals. Within the Aroeira resort itself, guests can find two golf courses, four tennis courts, a spa, shopping mall, as well as several bars and restaurants. With fantastic facilities and beautiful beaches just a stones throw away as well as the city of Lisbon in such close proximity, guests are spoilt for choice at Villa Borja.

## Facilities

Golf Nearby • Air-Con • Private Pool • Working Fireplace/Woodburner • Villa • Ideal for Kids • Great Value • <1hr to Airport • Special Offer • Has Offer • Has Discount • Ideal for Teens • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Games Room • Indoor Games • Satellite TV • Heating • Ideal for Babies & Toddlers

# Interior & Grounds

## The Villa

Villa Borja is a charming villa located in the Aroeira golf resort. The Villa conists of 6 bedrooms and 3 bathrooms and can accommodate up to 6 guests.

*Ground Floor*
- Ample living room with comfortable seating, satellite TV, fireplace and access to the terrace
- Dining area on a mezzanine level for 6 people and access to the terrace
- Fully equipped kitchen with Dolce Gusto and filter coffee makers
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with two single beds and access to the garden
- Bedroom with double bed
- Bedroom with double bed
- Bathroom with bath tub
- Bathroom with bath tub

*First Floor*
- Media room with comfortable seating, satellite TV and pool table
- Well equipped fitness area
- Bedroom with two single beds

*Exterior Grounds*
- Private swimming pool (9 x 4.5 m; depth 0.80 - 1.90 m)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Outdoor dining
- Garden furniture
- Private parking
- Tennis court
- Barbecue

**Additional Facilities**
- Wi-Fi connection
- Air conditioning (extra cost, see T&Cs)
- Central heating (extra cost, see T&Cs)
- Washing machine
- Dishwasher

Registration Number: 95093/AL









# Location & Local Information

Nestled in a pretty spot on the Lisbon Coast within the Aroeira Golf resort, Villa Borja is just 3km away from the beautiful beaches of Lisbon coast, and 25km from Lisbon itself. The resort is surrounded by a stretch of 30 km of the best beaches in Portugal, starting from the lively beaches near the centre of the village Costa da Caparica, to the almost deserted beaches of the south zone, ideal for water or sand sports. The closest beach to the villa is Praia Fonte da Telha; known for its golden sands this beach tends to be less crowded and has incredible sand dunes, a high bar and water sports.

At the resort, guests have access to two 18 hole championship golf courses. There are tennis courts, spa, health centre and playground as well as restaurants and shops. The resort boasts a stretch of thirty kilometres of the most beautiful 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 at Alcobaca, the Catholic pilgrimage site of Fatima, and the fairytale palaces of Sintra. Estoril is where Ian Fleming took inspiration for the James Bond books, offers whitewashed and cobbled charm which will take you back in time; the marina is where the well-heels moor their yachts, while the town's casinos provide quick action.

Lisbon itself, just 25km away, is a vibrant and colourful city with a fascinating history; the town is rich with museums, monuments and a lively waterfront with bars and many










restaurants showcasing a blend of traditional and contemporary architecture.

## Local Amenities

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| Nearest Airport | **Lisbon Airport (31 km)** |
| Nearest Ferry Port | **Seixal Ferry Port (14 km)** |
| Nearest Village | **Valbom (2 km)** |
| Nearest Town/City | **Aroeira (1 km)** |
| Nearest Restaurant | **Golf d'Augua (800 m)** |
| Nearest Bar/Pub | **Rossa Bar (750 m)** |
| Nearest Supermarket | **Aldeia Mercado (1 km)** |
| Nearest Beach | **Telha Beach (3 km)** |
| Nearest Golf | **Aroeira Golf Course (2 km)** |
| Nearest Tennis | **Almada Tennis Club (5 km)** |

# What we love

- This villa is a stones throw from the beautiful beaches of Lisbon coast
- The secluded pool and outdoor area offers privacy and comfort, with a beautiful dining area perfect for evening get-togethers
- The facilities provided by the wider complex mean this villa offers both tranquil privacy as well as utmost convenience: golf course, tennis courts, spa, shopping centre, restaurants and bars are all a short distance

# What you should know...

- Please note that your booking will only be confirmed once we have checked availability with the owner
- The air conditioning is only available in all the bedrooms and the living room and has an extra cost
- 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 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

- **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:** Air conditioning has an extra cost of €20 per day, to be paid at the time of the booking (optional). Please note that short stay pricing is available on request only - please enquire for more details.

- **Changeover day:** Saturday during high season - flexible during all other periods.

- **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 during high season - 4 nights during all other periods. Please note that short stay pricing is available on request only - please enquire for more details.

- **Heating costs included?:** Not included in the rental price, available at an extra cost of €30 per day to be paid with the balance to Oliver's Travels (mandatory fee between Oct – April)

- **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).