

Villa TelhaX

Region: Aroeira Sleeps: 6

Overview

Located a short drive away from the renowned Aroeira Golf Resort, Villa Telha is a modern villa that welcomes the most distinguished guests. Spread over two floors, this elegant villa can accommodate 6 people, with three bedrooms and spacious living areas to comfortably accommodate all guests. This villa is the perfect choice for a family, group of friends or multiple couples to enjoy the Portuguese sun in paradise.

As you walk in, you are greeted with incredible natural light that beams in through the large windows that look out onto the stunning outdoor area. The minimalist and elegant decor encourages a sense of calm throughout the villa. The open-plan living-dining area offers plenty of comfortable seating for everyone, so whether you are seeking respite from the sun and want a cool spot to read, or whether it's family movie night, there's plenty of space. There is also a modern kitchen with plenty of prep space and appliances.

To get to the first floor, guests must walk up the stylish staircase that is encased in glass and has a unique mini indoor garden underneath. There are three bedrooms upstairs, one with a king-size bed and the other two with double beds. The bedrooms all have their own spacious and modern en-suite bathrooms, and have been finished to a high standard, creating a private haven for guests to relax and get a good night's sleep.

Outside, a sparkling blue pool sits centre-stage among the manicured lawns. Guests will find plenty of sun lounges to relax on, and the garden area is perfect for outdoor play. There is also a lovely outdoor dining area and electric grill, where guests can prepare and enjoy alfresco delicious meals for breakfast, lunch or dinner. There is also private parking for those who wish to hire a car. Fonte da Telha



beach, just 3.5km away, is famous for the variety of restaurants, pubs and breathtaking sunsets; guests can take a short walk down to the beach and spend a lazy day on the sand. Aroeira Golf Resort is just a short drive away, where 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 stone's throw away, as well as the city of Lisbon in such close proximity, guests are spoilt for choice at Villa Telha.

Facilities

Golf Nearby • Air-Con • Villa • Historical Sites • Private Pool • Watersports • Ideal for Kids • Walk to Village • Special Offer • Has Discount • Ideal for Teens • All Bedrooms En-Suite • Beach Nearby • Modern • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Ideal for Babies & Toddlers • Fenced Grounds

Interior & Grounds

The Villa

Villa Telha is a contemporary villa located just a short distance from the marvellous Fonte da Telha beach. There are 3 bedrooms and 3 bathrooms, and it can accommodate up to 6 people.

Ground Floor

- Ample and bright living area with comfortable seating, satellite TV and access to the garden
- Fully equipped modern kitchen with dining area
- Guest toilet

First Floor

- Master bedroom with king size bed and en suite bathroom with walk-in shower
- Bedroom with double bed and en-suite shower room
- Bedroom with double bed and en-suite shower room

Exterior Grounds

- Private swimming pool (size: 5 x 3 m, depth: 1.30 - 1.65 m)
- Ample garden and terrace area
- Various sun loungers
- Outdoor dining
- Private parking
- Barbecue

Additional Facilities

- Wi-Fi connection
- Washing machine
- Air conditioning
- Heating (*please see T&Cs*)
- Dishwasher
- Coffee machine
- Electric mixer
- Microwave
- Kettle
- Toaster
- Iron

Registration Number: 91593/AL



Location & Local Information

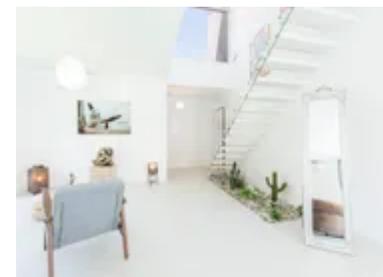
Nestled in a pretty spot on the Lisbon Coast, very close to the Aroeira Golf resort, Villa Telha is just 3.5km away from the beautiful beaches of Lisbon coast, and 25km from Lisbon itself. The closest beach is Praia Fonte da Telha; known for its golden sands this beach tends to be less crowded and has incredible sand dunes, a high bar and water sports.

At the Aroeira Golf 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 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.

For the most spectacular lookout point in the area, head for Cabo Espichel. A lighthouse and monastery sit on the dizzying cliffs, with the expansive Atlantic Ocean ahead, making this a place to go to reflect and be at one with nature – and many make the trip when visiting Lisbon, around one hour's drive north.

Lisbon itself 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. For a fabulous day out, head to Lisbon and soak up all the culture and atmosphere the city has to offer.

Local Amenities

Nearest Airport	Lisbon Airport (29 km)
Nearest Ferry Port	Trafaria Ferry Port (14 km)
Nearest Village	Aroeira (1 km)
Nearest Town/City	Amora (7 km)
Nearest Restaurant	Chacazul Restaurant (500 m)
Nearest Supermarket	Aldi Supermarket (1 km)
Nearest Beach	Fonte de Telha (3 km)
Nearest Golf	Aroeira Golf Club (2 km)
Nearest Tennis	Almada Tennis Club (3 km)

What we love

- This villa is just a short distance from the beautiful beaches of Lisbon coast
- Aroeira Golf Resort is located very close by, where guests will find two golf courses, tennis courts, spa, shopping centre, restaurants and bars
- The villa's spacious garden and private pool make it an excellent choice for families with kids, and the with a beautiful dining area is perfect for evening get-togethers

What you should know...

- Published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner
- We would recommend renting a car in order to explore the local coastline, as well as the surrounding villages and towns

Terms & Conditions

- **Security deposit:** €400 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 rental price.
- **Linen & towels included?:** Linen and bath towels included in the rental price. Beach towels are not included, but are available at a cost of €5 per towel per stay, payable to Oliver's Travels. Please request these during the booking process.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Flexible.
- **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?:** Not permitted.
- **Minimum stay:** 7 nights during peak season. 4 nights during other periods.
- **Heating costs included?:** Please note that heating is not included in the rental price, and is available on request and at a cost of €20 per night, payable to Oliver's Travels. Please request this during the booking process. Guests should note that this is a mandatory cost during 14/10 - 16/04.
- **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 in rental price.