

# Villa Iria

Region: Quinta do Lago **Sleeps: 10 - 12**

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## Overview

A spacious and well-designed villa that sleeps up to fourteen, in a vibrant part of Quinta do Lago. Villa Iria offers a big party of guests an ideal holiday home for those who want to make the most of the region.

The villa's ground floor is vast and is comprised of a big living space, a dining area, a fully fitted kitchen, two communal bathrooms and three bedrooms. The living area has two large sofas and leads on to an elegant dining space, that can accommodate ten guests comfortably. Two En-suite bedrooms, on this floor, have twin beds that can be assembled into double beds. The third and smaller En-suite bedroom has a pull-out sofa bed, which would be better suited to children.

On the first floor, there are two double En-suite bedrooms. The upper level of the villa has joint access to a substantially sized terrace balcony, so take a seat on the outdoor furniture and enjoy the sunset.

Villa Iria has an impressive basement, with a superb games area. Here you can play table tennis, snooker, amuse yourself in front of the games console or have a movie night using the large flat screen television.

Finally, a large basement space offers guests a cool space to retreat into during the hotter parts of the day. Down here you will find a child's play area, table tennis, a snooker table and a home cinema. There are two additional bedrooms in the basement, both with pull-out sofa beds.

Outdoors is a covered dining space, which can seat all your guests along the large table. After meals, retreat to the sofa space opposite and recline in the beautiful weather of the Algarve. A grass plot and wood decking surrounds the garden area. This frames the kidney shaped swimming pool area, waterfall & children's paddling pool and sun lounger arrangement. After finishing up in the pool, slosh the pool water off using the outdoor shower and settle down on the loungers to soak up the rays.

(There is an additional charge per person, per night for larger groups of more than ten persons.)



## Facilities

Instagrammable • Modern • Private Pool • Child-Safe Pool • Heated Pool  
• Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for  
Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant •  
<1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-  
Suite • Ground Floor Bed & Bath • TV • Games Room • Indoor Games •  
Table Tennis • Pool/Snooker • DVD • Cot(s) • High Chair(s) • Fenced  
Grounds • Watersports • Canoeing/Kayaking • Wine Tasting • Golf Nearby  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## The Villa

This lovely, recently built 6 bedroom villa (completed in the end of 2012), is located in Quinta do Lago, and is decorated to a very high standard. The entrance of this villa is grand...just like the entire property. As you enter you, you are in the heart of the villa with vaulted high ceilings and a feature light.

### Lower Ground Floor

- Bedroom 6\* – Pull-out sofa beds, with en-suite bathroom
- Children's play area
- Home cinema
- Games area

### Ground Floor

- Bedroom 1 – sofa bed, with en-suite bathroom
- Bedroom 2 - Double bedroom, with en-suite bathroom & terrace access
- Bedroom 3 – Double bedroom, with en-suite bathroom
- Fully equipped kitchen including dishwasher & washing machine
- Dining area
- Living room

### First Floor

- Bedroom 4 - Master bedroom, with en-suite bathroom & balcony
- Bedroom 5 - Double bedroom, with en-suite bathroom

### Exterior Grounds

- Private swimming pool, with Roman step access (10mx9m, with a depth of 1.05m - 1.48)
- Children's paddling pool
- Poolside shower
- Sun Loungers
- Parasols
- Outdoor Terrace
- Outdoor Dining
- Barbecue grill
- Shaded and Grassy areas
- Outdoor music system
- Private Parking

### Additional Facilities

- Broadband Internet/ Wi-Fi
- Satellite TV
- Music system
- Washing Machine
- Clothes Dryer



- Iron and Ironing Board
- Hair dryers in each bathroom
- Indoor Dining
- Outdoor Dining
- Fireplace
- All linens provided
- Pool towel
- DVD player (optional)
- Snooker Table
- Table Tennis
- Football table
- Flat screen television
- Games console

*\*This bedroom is charged as a supplementary extra for larger groups of more than 10 guests.*

Registration Number: 40374/AL

# Location & Local Information

Quinta Do Lago is considered to be one of the more impressive

resorts along the Algarve. The estate is noted for its golf

courses, tennis facilities and the well renowned Quinta shopping



scene. This family suitable destination is conveniently

positioned by a number of lakes and is a short drive from the

beach, where seasonal water sports are offered. Whilst on the

sea-front, there is a selection of dining experiences to be

enjoyed. With Albufeira, Olhao and Vilamoura being easily

reachable by car, there is an abundance of activities for a group

of holidaymakers.

The numerous fresh water lakes and lagoons draw a considerable amount of migrant and inhabitant birds. This makes this destination ideal for bird watchers or those who admire an array of beautiful birds, including Flamingos. Additionally, the Ria Formosa Natural Park is a few miles west of Faro and a half an hour drive from Quinta do Lago.

## Local Amenities

|                     |  |
|---------------------|--|
| Nearest Airport     | <b>Faro Airport<br/>(16 km)</b>              |
| Nearest Ferry Port  | <b>Faro Ferry Port<br/>(16 km)</b>           |
| Nearest Village     | <b>Areias de Almancil<br/>(2 km)</b>         |
| Nearest Town/City   | <b>Almancil<br/>(5 km)</b>                   |
| Nearest Restaurant  | <b>Pure Restaurant<br/>(1 km)</b>            |
| Nearest Bar/Pub     | <b>Melting Pot Pub<br/>(1 km)</b>            |
| Nearest Supermarket | <b>Pingo Doce<br/>(1 km)</b>                 |
| Nearest Beach       | <b>Garrao Beach<br/>(5 km)</b>               |
| Nearest Golf        | <b>Quinta do Lago Golf Course<br/>(2 km)</b> |

Nearest Tennis

**Vale do Lobo Tennis Academy**  
**(5 km)**

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## What we love

- Villa Iria is a large holiday home, with lots of space, so there's plenty of opportunity for some private time.
- Amazing outdoor space, with some super facilities.
- Modern, chic luxury holiday home.

## What you should know...

- Remember, there is an additional cost per person, per night for larger groups that exceed ten guests.

# Terms & Conditions

- Security deposit: €2,500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, underfloor heating is included in the rental price, only from 01/10-03/04.
- Linen & towels included?: Yes, included in the rental price and changed once a week.
- Pool towels included?: No.
- End of stay cleaning included?: 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €400 per week (to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist Tax is included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Maid service is also included 3 days per week (Mon, Wed, Fri), except bank holidays.