

# 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 lounge 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

Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Cable TV • Table Tennis • Pool/Snooker • High Chair(s) • Toys • Fenced Grounds • Golf Nearby

# Interior & Grounds









## **Main House Interior**

### *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

### *Basement*

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

## **Outside 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

## **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

## 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.





# Terms & Conditions

- Security deposit: €2,000 payable two weeks before arrival via credit card or bank transfer
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Included in the rental price.
- Linen & towels included?: Linen & towels included in the rental price. Please bring your own pool towels.
- Pets welcome?: No
- Minimum stay: 7 nights
- End of stay cleaning included?: Included in the rental price.
- Internet access?: Wi-Fi connection
- Other Ts and Cs: Daily maid service included (weekdays only)
- Pool heating charge?: €400 per week
- Tax: Included in the rental price.
- Smoking Allowed?: Outside only
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: The swimming pool area can be fenced, at an extra cost.
- Other Ts and Cs: Cot €40 High Chair €35 Stairgate €35 Children Playground €40 Baby Swing Chair €30 Intercom for Babies €40 Bed Side Rails €30 Baby Walker €30 Booster Seat €30 Pool Fence €400 (Prices based on hire for a week, for Baby & Child equipment)
- Other Ts and Cs: Rollaway bed available for €140, per week

*An additional bedroom is charged as a supplemental extra for larger groups of more than 10 guests*

Please enquire with our [concierge team](#) for further details!