

# Villa Cypress

Region: Champions Gate Sleeps: 16

## Overview

Villa Cypress offers luxurious accommodation for up to 16 lucky guests, ideal for a large group of friends or family! This home has its own cinema room upstairs with leather seating and 80" Flat Screen TV With Free NetFlix, a games room (converted garage) with a foosball table, ping-pong, playstation and a 32 inch flat screen TV.

In the large living room, intricately designed for your comfort, there are two cosy, stylish sofas in front of the TV and a bright dining area alongside this. To the other side is the delightful kitchen, fully-equipped with all the latest mod cons and with lovely granite worktops.

A breakfast bar stretching across the kitchen side panel is the perfect spot for a casual morning meal. The open plan style creates a highly friendly atmosphere, allowing the laughter and conversation to flow freely through space.

The bedrooms are split over two floors, there are two master bedrooms downstairs. The six remaining bedrooms are upstairs with three additional bathrooms and an entertainment area featuring a bar and a poker table.

Start the day with a dip in the pool where there is a shaded lanai big enough for everyone to sit and discuss the days plans or spend the day relaxing before heading out to the theme parks.

Golfers won't be disappointed; nestled among the wetlands, lakes and beautiful natural dunes there are two premier 18-hole championship golf courses designed by accomplished architect and golfer, Greg Norman!

## Facilities

Resort Villa • Modern • Great Value • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • Ground Floor Bed & Bath • TV • Games Room • Indoor Games • Outdoor Games • Pool/Snooker • Home Cinema • DVD • Cot(s) • High Chair(s) • Toys • Golf Nearby • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Cypress is a spacious 8 bedroom holiday house that can comfortably accommodate a larger family or group of up to 16 people.

### Ground Floor

- Laundry room
- Games room
- Fully equipped kitchen
- Open plan living and dining area
- Access to the patio & pool area
- Bedroom 1 King size bed, 42 inch TV, en-suite bathroom & shower
- Bedroom 2, King size bed, TV, en-suite shower (2nd door to hall)

### First Floor

- Bedroom 3, King size bed, 42 inch TV, Jack and Jill shower room leads to
- Bedroom 4, Double bed + a single bed, 42 inch TV
- Bedroom 5, King size bed, 42 inch TV, Jack and Jill shower room leads to
- Bedroom 6, King size bed, 42 inch TV
- Bedroom 7, King size bed, 42 inch TV
- Hallway family bathroom
- Bedroom 8, 2 double beds, 42 inch TV
- Living area
- Cinema room

### Exterior

- Swimming pool\*
- Sun loungers
- Large patio
- Outside sitting & dining area
- Covered terrace

\*Pool heating available at a supplement, see T&Cs



# Location & Local Information

## Champions Gate

### Resort amenities

- Clubhouse
- Waterpark
- Communal pool with private cabanas and poolside bar
- Spa
- Fitness centre
- Tennis & basketball courts, volleyball
- Golf course, National (18 holes) & International (18 holes) courses, designed by Greg Norman

\*\*\*All amenities are free of charge, except the spa and golf course.

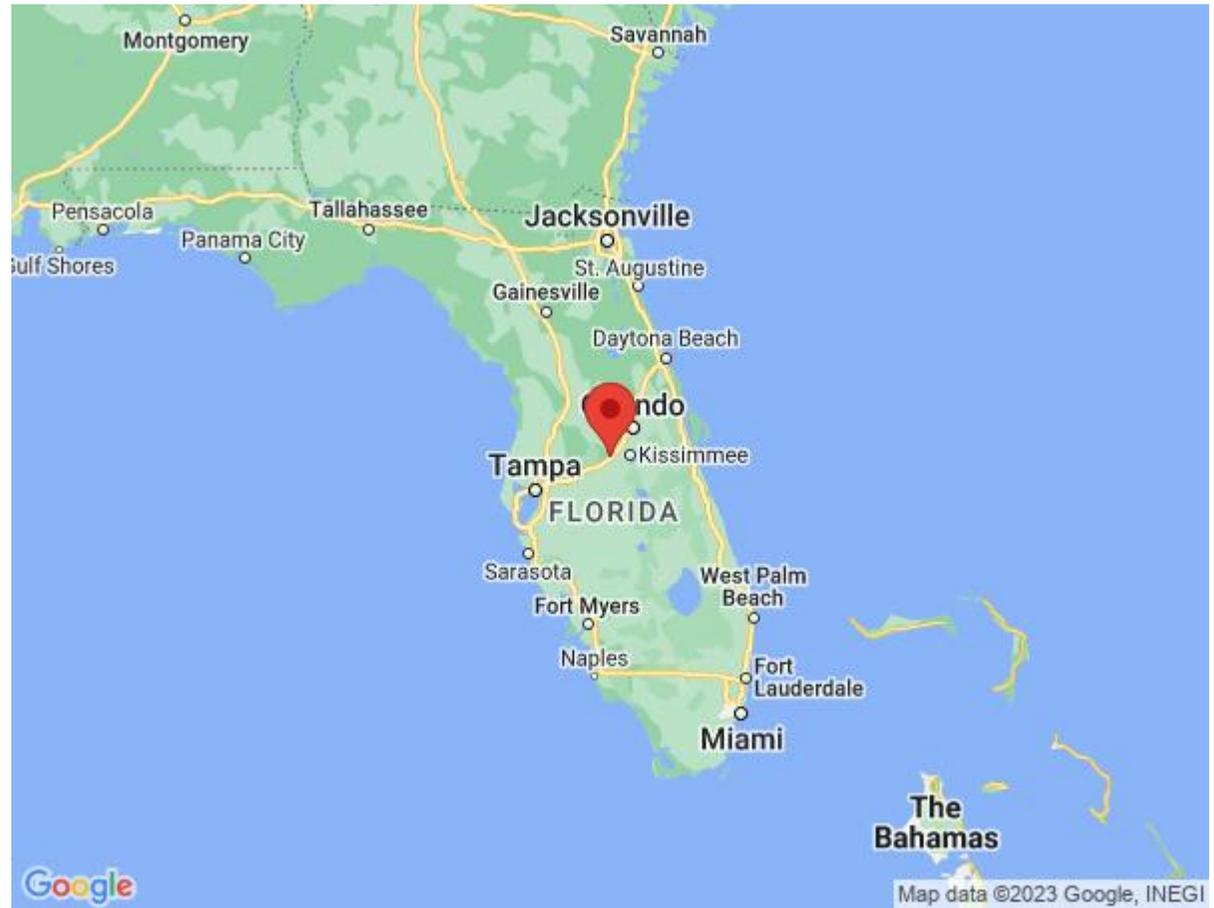
### Distances to Theme Parks

- 9.3 miles to Walt Disney World (13 minutes)
- 18.8 miles to Universal Studios (30 minutes)
- 14.8 miles to SeaWorld (23 minutes)
- 15 miles to Discovery Cove (22 minutes)
- 25.9 miles to Legoland (36 minutes)
- 17.9 miles Gatorland (24 minutes)
- 67.7 miles to Kennedy Space Center (1 hour)

(Parking charges may apply)

## Local Amenities

Nearest Airport	<b>Orlando International Airport (28 miles )</b>
Nearest Town/City	<b>Orlando (26 miles)</b>
Nearest Restaurant	<b>Chill's Grill &amp; Bar (0.3 miles )</b>
Nearest Supermarket	<b>Publix (0.2 miles )</b>
Nearest Beach	<b>Cocoa Beach (76 miles)</b>



Nearest Golf

**Champions Gate Golf Club**  
**(1 mile)**

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## What we love

- The West facing pool gets plenty of sunshine!
- Equipped with a cinema room, a games room with table tennis and a table football set, and an exquisite bar area with its poker table – you're in for a fun-filled holiday for all ages!
- Just 12 miles from the jaw-dropping, magical wonders of Disney World and all the rides, shows and charming characters within – this is the ideal home for you and your family!

## What you should know...

- You'll need access to a car to get out and about in the local area
- The whirlpool does not have jets
- You'll need an ESTA to enter the United States

# Terms & Conditions

- Security deposit: \$89 damage waiver fee is required, to be paid at time of booking
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Stays under 6 nights require a \$190 cleaning fee, to be paid at time of booking
- Smoking Allowed?: No smoking inside the villa
- 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
- Minimum stay: 4 - 7 nights
- Tax: Included in the rental price
- Internet access?: Wi-Fi connection included
- Pool heating charge?: Not included in the rental price, \$245 per week, to be paid at time of booking
- Other Ts and Cs: High chair and cot available upon request. A supplement may apply.

You'll need prior authorisation to enter the United States, either through a visa, a Permanent Resident Card, or the Visa Waiver Programme. Most passport holders can get an Electronic System for Travel Authorisation (ESTA) through the Visa Waiver Programme, which allows travel to the US for up to 90 days. You should complete an online pre-registration form on the [Electronic System for Travel Authorisation \(ESTA\) website](#), before you travel.