

# Villa Anya

Region: Encore Resort at Reunion **Sleeps: 16**

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## Overview



This calming and spacious villa has something for everyone, from the spectacular cinema studio to the arcade-style games room in the converted garage. Just minutes from all the attractions of Florida, this villa has a stunning outdoor pool and shaded lanai. As this villa has eight gorgeous bedrooms, it is perfect for families travelling together and groups of friends.

The airy living room draws inspiration from the ocean, with coastal prints on the wall and a summery neutral colour palette. A seafoam grey rug adorns the floor, while a mirrored cabinet and a glass hexagonal coffee table add a modern twist. Cosy, fuzzy sofas with monochrome cushions are perfect for relaxing on, while the large windows bathe the space in light.

A fully equipped kitchen awaits self-caterers, complete with a dazzling marble island, boasting lots of preparation space. Minimalist style white stools with hairpin legs are placed along one side, providing a space to enjoy a quick bite to eat. The dining area has an elegant cream table with fresh flowers, surrounded by studded dining chairs. Guests can dine here or out under the shaded lanai.

Bedrooms are decorated in a variety of enchanting styles. Many are in muted neutral tones with feature walls in sage green, pale blue and dusky lilac. One is decorated in striking black and white with metallic details. Luxurious bedding, accessorized with matching cushions adorn the king and queen beds. The statement headboards have a mixture of quilted and statement carved lace style. Two kids rooms with bunk beds have special themes, including a colourful safari and Mickey Mouse design.

One of the best features of this villa is the home theatre, decorated with a feature wall of Old Hollywood black and white photos. Get in the Disney spirit with a movie on the huge projector screen while relaxing on the leather recliners. Here, guests can play on the Xbox One or PS4. Downstairs, get stuck into air hockey, table football and ping pong. The space is decorated with a monochrome chequerboard floor and red brick walls.

Outside, take a refreshing dip in the aquamarine pool, which sparkles in the sun in the day and takes on a milky glow at night. There is a dedicated whirlpool spa area and a shallow wading area on the opposite side. Soak up the sun on the loungers and whip up a feast using the fire pit barbecue area.

## Facilities

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

# Interior & Grounds

## The Villa

Villa Anya is a wonderfully bright and spacious villa with a private terrace and swimming pool. There are 8 bedrooms and 6 bathrooms, accommodating up to 16 guests.

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining room
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed
- Bathroom
- Games room in converted garage

### First Floor

- Cinema room
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed and Jack-and-Jill bathroom
- Bedroom with queen-size bed and Jack-and-Jill bathroom
- Bedroom with queen-size bed and en-suite bathroom
- Bedroom with bunk beds and Jack-and-Jill bathroom (Safari theme)
- Bedroom with bunk beds and Jack-and-Jill bathroom (Mickey Mouse theme)

### Exterior Grounds

- Private swimming pool\*
- Outdoor spa
- Terrace
- Lawned area
- Barbecue
- Outdoor seating



**Additional Facilities**

- Air conditioning
- Wi-Fi
- Television
- Projector screen
- Xbox One
- Arcade game
- Table tennis
- Table football
- Air hockey
- Pool safety fence
- Parking
- High chair and cot upon request (please see Ts and Cs)

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

# Location & Local Information

## The Resort

### Resort amenities

- Water park
- Tennis courts, volleyball and basketball courts
- Soccer field
- Children's play area and splash zone
- Pool bar
- Fitness centre
- Family-friendly restaurant

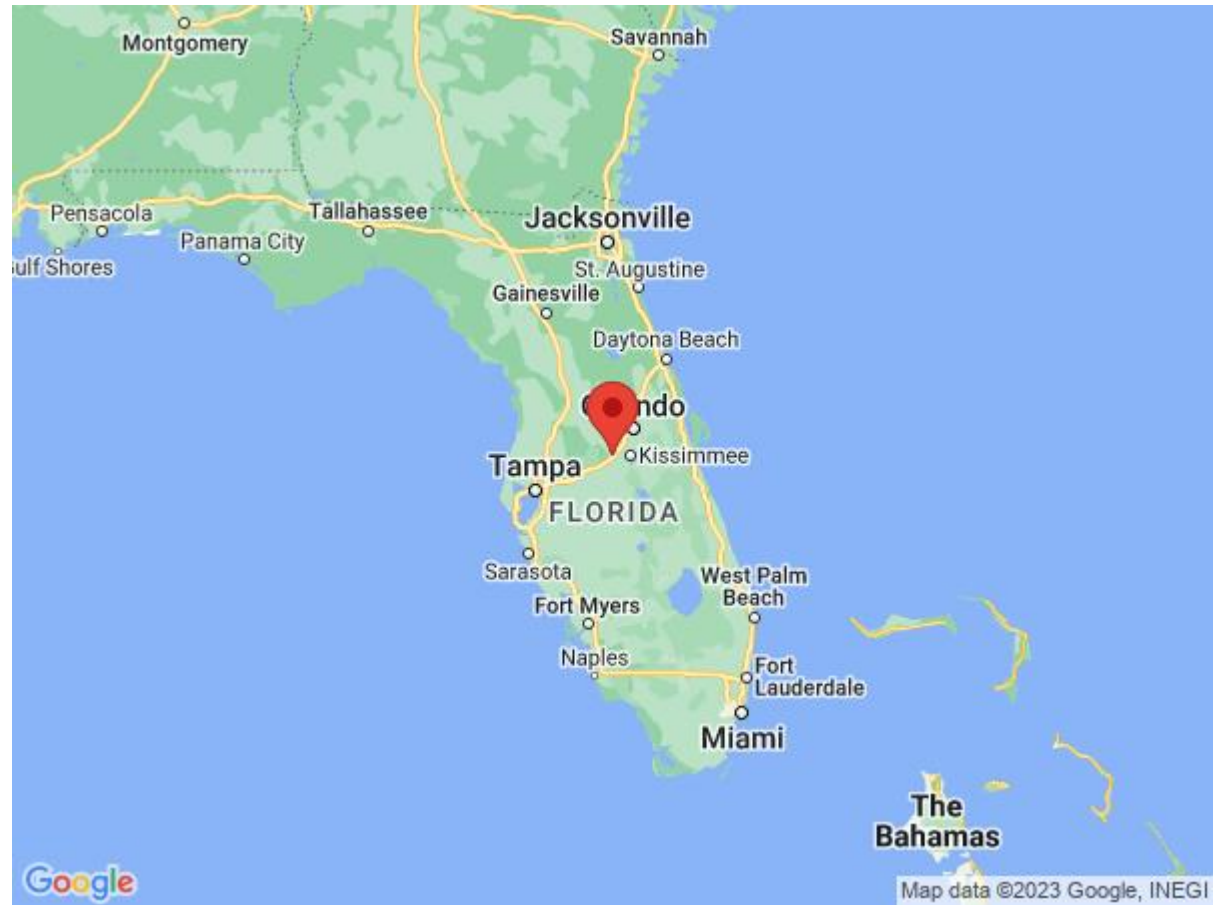
## Distances to Theme Parks

- 7.1 miles to Walt Disney World (13 minutes)
- 19.1 miles to Universal Studios (24 minutes)
- 14.2 miles to SeaWorld (19 minutes)
- 14.7 miles to Discovery Cove (20 minutes)
- 29 miles to Legoland (41 minutes)
- 17.8 miles Gatorland (24 minutes)
- 26.9 miles to Kennedy Space Center (31 minutes)

*(Parking charges may apply)*

## Local Amenities

Nearest Airport	<b>Orlando International Airport (27 miles)</b>
Nearest Town/City	<b>Orlando (26 miles)</b>
Nearest Restaurant	<b>Finns Restaurant (500 m)</b>
Nearest Beach	<b>Cocoa Beach (75 miles)</b>
Nearest Golf	<b>Reunion Resort Golf Courses (4 miles)</b>
Nearest Tennis	<b>Encore Resort (500 m)</b>



Nearest Supermarket

**Publix**  
**(8 miles)**



## What we love

- Situated within a resort with its own thrilling water park and exciting playground, guests staying here have access to sports courts, a tropical clubhouse and a fitness centre
- The fantastic home theatre allows guests to play movies on a huge projector screen, while the games room is perfect for challenging each other to air hockey or table football
- The villa has eight lovely bedrooms, so it's perfect for larger families or groups travelling together

## What you should know...

- The villa is just six minutes from Disney World. Complimentary shuttle services are available to take you there, as well as Sea World and Universal Studios
- Pool heating is recommended from November to April, which incurs an additional charge. While not strictly a hot tub, the spa area can be heated to the same temperature as the pool. Heating is not available in extremely cold weather conditions.
- Children should be careful around the decking and pool, especially the spa area where they should be supervised at all times



# Terms & Conditions

- Security deposit: \$175 damage waiver fee, to be paid at time of booking.

A security deposit is required prior to guest arrival and you will be sent a pre-registration form with a credit card hold authorisation for the guest to complete.

- Arrival time: 4 pm

- Departure time: 10 am

- End of stay cleaning included?: Extra \$370, to be paid at time of booking. 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.

- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.

- Energy costs included?: Yes, included in the rental price

- Minimum stay: 4 nights during low and mid season

5 nights during high season

7 nights during holiday season

- Changeover day: Flexible

- Pets welcome?: Pets are not permitted

- Smoking Allowed?: Smoking and vaping are not permitted

- Pool heating charge?: For those who require pool heating, there will be an additional charge of \$329 per week, to be paid at time of booking. 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, personal belongings, public liability and any accidental damage caused during their stay.

- Other Ts and Cs: 100% cancellation fee is payable within 10 weeks of departure.

Full payment is required 10 weeks prior to arrival.

- Other 2: Please note, the outdoor spa is not a hot tub and can only be heated to the same temperature as the pool, when pool heating is added.

- Other 3: 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.