

Villa Kellyann

Region: Reunion Resort Sleeps: 14

Overview



Offering sweeping views across the Jack Nicklaus golf course, there is a constant sense of tranquillity at Villa Kellyann. This stunning villa sits within the popular Reunion Resort, offering space for a large group of eighteen to rest in style, striking a careful balance between relaxation and playfulness.

As you drive up, the villa offers a grand feeling from the offset, and the interiors are no different. Set over two levels, each corner you turn there is a new surprise, with large open-plan living areas complemented by hidden games rooms, a theatrical home cinema and a home gym.

On the ground floor, the main living space is open-plan, designed on a grand scale to create a luxurious room where you can all spend time together as a group. The kitchen feels bright and open, with high ceilings that offer a combination of bright spotlights ideal for cooking and elegant low hanging bulbs over the island for a more intimate atmosphere. Equipped with everything you need to prepare delicious meals, this clever space is both practical and social, with the open-plan layout making it easy to communicate with anyone on the sofas or at the dining table. The sofas come as a set of three, with two armchairs, meticulously arranged to face both the TV and each other, creating a more friendly feel to this vast space. The dining table sits framed by two sets of windows, with space for twelve to dine together, its marble style top, plush chairs and two large pendant lights make each meal feel like a special occasion!

Moving through the rest of the villa, you will find two amazing games rooms, a cinema and a home gym, as well as the seven bright bedrooms. The entertainment spaces set this villa aside, keeping both kids and adults entertained for hours, making the cosy atmosphere of the bedrooms a welcome respite once your energy has eventually dwindled! Five of the rooms boast king-size beds, one with two doubles and the final designed for kids with two sets of bunk beds; each has its own en-suite.

At the back of the villa, with unspoilt views of the golf course, you can enjoy the private swimming pool, covered dining area, relaxing sun loungers and a fabulous summer kitchen. Designed so you can amble between the interior and exterior with ease, every inch of this villa is liveable, creating plenty of space for you all to find your own corner, coming together for quality moments as a group.

Facilities

Resort Villa • Modern • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Gym/Fitness Room • Games Room • Indoor Games • Table Tennis • Table Football • Pool/Snooker • Home Cinema • Cot(s) • High Chair(s) • Fenced Grounds • Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Kellyann sits over two levels and has wonderful views over the Jack Nicklaus golf course from its private terrace. Inside, there are 7 bedrooms and 7 bathrooms, accommodating up to 28 guests.

Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Home gym
- Playroom
- Laundry room
- Bedroom with king-size bed and en-suite shower
- Bedroom with king-size bed and en-suite shower*

First Floor

- Games room
- Cinema room with projector screen
- Bedroom with king-size bed and en-suite shower
- Bedroom with king-size bed and en-suite shower
- Bedroom with king-size bed and en-suite shower
- Bedroom with two double beds and en-suite shower
- Bedroom with two bunk beds and en-suite shower room
- Balcony

Exterior Grounds

- Private swimming pool**
- Outdoor spa
- Summer kitchen
- Barbecue
- Covered outdoor dining area
- Sun loungers

Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Multi-arcade videogame
- Air hockey
- Basketball shooting game
- Pool table
- Table football
- Two washing machines
- Two dryers
- Parking



- High chair and cot upon request

**One of the ground floor bedrooms has been designed to be wheelchair accessible. There is a low-level king-size bed and zero-entry shower.*

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

Location & Local Information

The Resort

Resort amenities

- Swimming pool
- Footgolf
- Pickleball courts, Volleyball courts
- Bocce Ball Lawns
- Fitness centre
- Playgrounds
- Six restaurants
- Bicycle rental

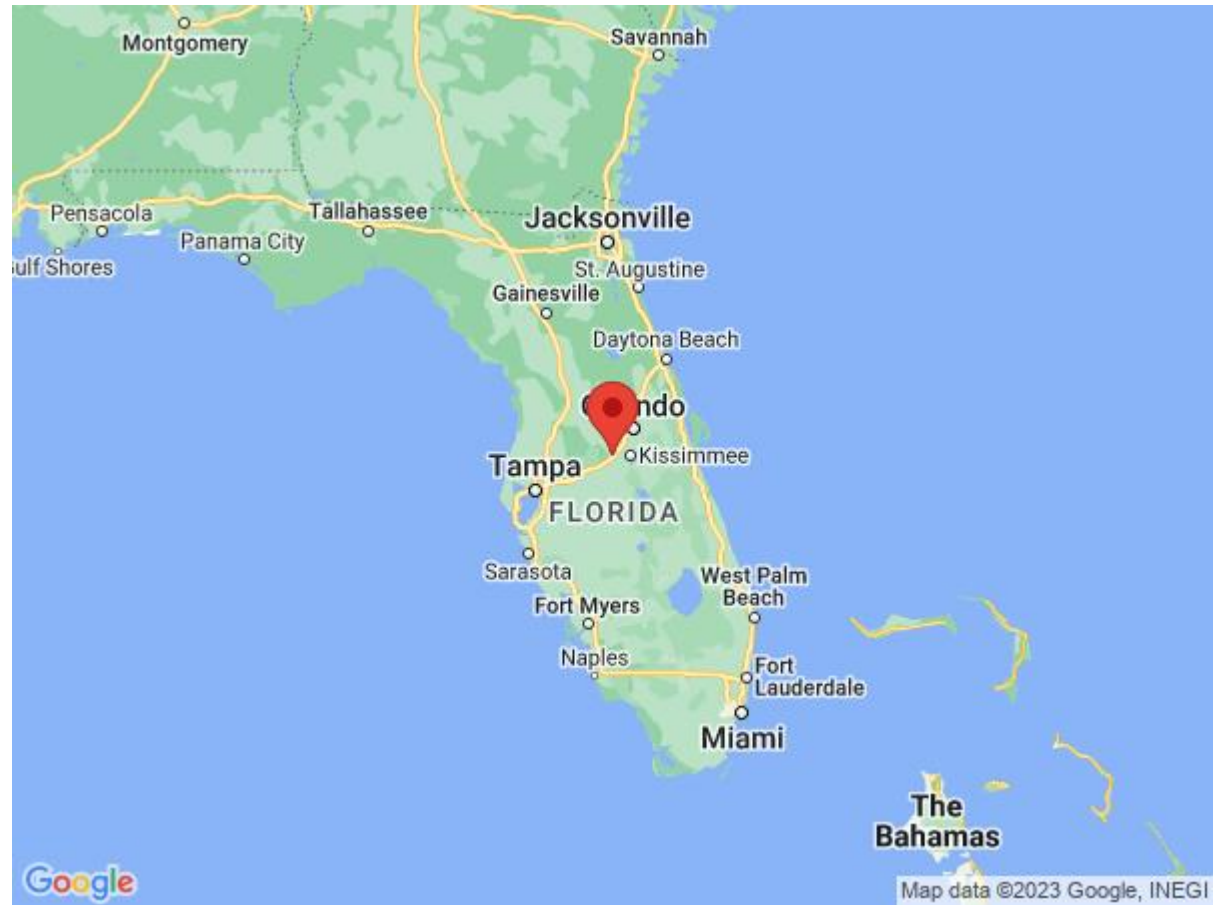
Distances to Theme Parks

- 10.3 miles to Walt Disney World (13 minutes)
- 22 miles to Universal Studios (24 minutes)
- 17.1 miles to SeaWorld (19 minutes)
- 17.6 miles to Discovery Cove (20 minutes)
- 25.7 miles to Legoland (41 minutes)
- 20.7 miles Gatorland (24 minutes)
- 70.1 miles to Kennedy Space Center (31 minutes)

(Parking charges may apply)

Local Amenities

Nearest Airport	Orlando International Airport (28 miles)
Nearest Town/City	Orlando (26 miles)
Nearest Restaurant	Chili's Grill and Bar (5 miles)
Nearest Beach	Cocoa Beach (75 miles)
Nearest Golf	Reunion Golf Courses (2 miles)
Nearest Tennis	Reunion Resort (2 miles)



Nearest Supermarket

**Publix
(5 miles)**

What we love

- The villa offers beautiful views out over the resort's golf course
- With a home gym, even those who prefer a more active relaxation will be kept happy!
- With space for 18 guests, this property is ideal for large groups, offering plenty of space to enjoy quality time together

What you should know...

- One of the downstairs bedrooms is wheelchair accessible
- If you rent your own car, it makes getting about in Orlando even easier, heading out each morning on your time schedule to explore the best of the theme parks
- With no fence around the swimming pool, you may need to keep an eye on little ones as they play

Terms & Conditions

- Security deposit: \$180 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 \$575, 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 \$475 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.