

Villa Austin

Region: Reunion Resort **Sleeps: 14**

Overview

Designed to sleep eighteen guests, Villa Austin is perfect for a large family or friends get together. This spacious property offers immaculate living spaces designed over two levels, with plenty of room to spread out, enjoying both moments alone and quality time as a group. From the moment you arrive, the vast spaces on offer are sure to impress, with plenty of Florida sunshine flooding in through each of the windows, creating an even more spacious feel.

Located in the Reunion Resort, Villa Austin is one of a few properties that back onto a luscious golf course and lake. With a driveway out front, you can pull in and unload your stuff with ease, bringing all your bags into the main living space before heading up to explore the villa's seven bedrooms to pick your favourite! On the ground floor, much of the space is taken up with your open-plan family room, boasting the kitchen, living and dining space all in one. Built to accommodate everyone, each section of this room is vast, with enough sofa space to sit a small army! The well-equipped kitchen is sleek and sophisticated, with a huge island that everyone can gather around. To divide the room, different pendant lights have been chosen in each space, hanging lower in the dining space for a more intimate feel, higher and more open over the sofas and simple and bright in the kitchen. On the same floor you will find a sports-themed games room, furnished with interactive games and bean bag chairs; the perfect hideaway for kids who need a break from the midday heat.

The villa offers seven bedrooms to accommodate your whole group, with five double en-suite rooms and two kid's themed rooms. Two of the double rooms are on the ground floor, with the remaining all located upstairs. Each of the double bedrooms feels simple and sophisticated, offering just what you need for a good rest at the end of each day. The kid's rooms, on the other hand, adopt a more playful style, with M&M illustrations splashed across the walls of one and Mickey and Minnie Mouse making themselves at home in the other!

For some added entertainment the villa offers a home cinema, home gym, summer kitchen and of course a much-desired private swimming pool. With light features, the pool illuminates after the sun goes down, creating a relaxing ambience on the terrace so you can sit back at the table with a glass of wine, soaking in the holiday vibes.



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 • Table Football • Pool/Snooker • Home Cinema • Ceiling Fans • Cot(s) • High Chair(s) • Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Austin is a modern and spacious villa with wonderful views of the nearby golf course from its private terrace. Inside, there are 7 bedrooms, all with en-suite bathrooms, and it can accommodate up to 18 guests.

Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Games room
- Laundry room
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room

First Floor

- Living area with bar
- Home cinema
- Home gym
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with two bunk beds and en-suite bathroom
- Bedroom with two bunk beds and en-suite shower room (Disney theme)

Exterior Grounds

- Private swimming pool*
- Outdoor spa
- Terrace
- Sun loungers
- Barbecue area
- Covered outdoor seating area

Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- PlayStation 4
- Xbox
- Table football
- Basketball shooting game
- Gym equipment
- Projector screen
- Washing machine
- Dryer
- Parking



- High chair and cot upon request

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

Location & Local Information

The Resort

Resort Amenities

- Water park with lazy river
- Swimming pool
- Three golf courses
- Footgolf
- Tennis courts, Pickleball courts, Volleyball courts
- Bocce Ball Lawns
- Fitness centre
- Playgrounds
- Six restaurants
- Bicycle rental

Membership is needed to access to the Water Park, Tennis and Golf in Reunion Resort. Membership is included in the rental price.

Water Park

Membership permits unlimited access to Reunion Resort Water Park.

Golf

Guests can contact the Golf Pro Shop (located inside The Grande Hotel) to schedule tee times, see prices, etc.

Tennis

Guests can contact the Tennis Centre (located in Centre Court Ridge) to schedule court times. Use of the tennis courts may incur an additional cost.

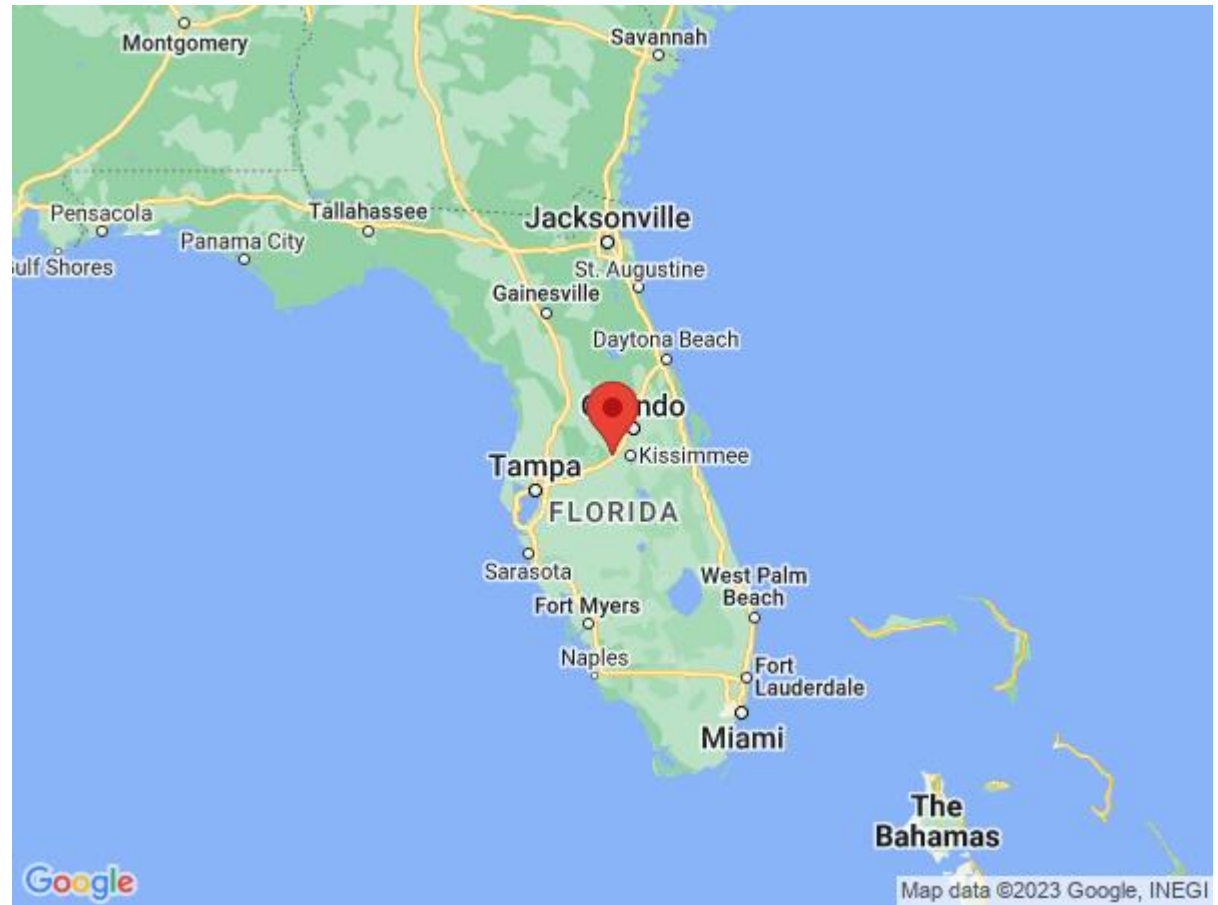
Distances to Theme Parks

- 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 (27 miles)
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Nearest Town/City	Orlando (26 miles)
Nearest Restaurant	Finn's Restaurant (3 miles)
Nearest Beach	Cocoa Beach (75 miles)
Nearest Golf	Reunion Resort Golf Courses (2 miles)
Nearest Tennis	Reunion Resort (2 miles)
Nearest Supermarket	Publix (4 miles)

What we love

- Spacious and bright, Villa Austin is the perfect base for a large group holiday
- Overlooking part of the golf course, the villa's outlook is more private and tranquil than other properties nearby – it is particularly nice at night with the pool lit up!
- Within the villa, kids will love the sports-themed games room, filled with excitement for them to get their hands on

What you should know...

- If you want to access the resort's Water Park, Tennis and Golf, then membership is needed. This villa permits one day's use per 7-night stay
- Kids under the age of 2 do not need a membership, so they can go in with you for free
- The patio table only seats six guests, but with sun loungers, outdoor sofas, a second raised table and seats on the balcony, everyone is sure to find a spot in the sun!

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 \$460, 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 \$490 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.