

Villa Vivian

Region: Encore Resort at Reunion **Sleeps: 10**

Overview

Villa Vivian is a spacious five-bedroom villa in the wonderful Encore Resort at Reunion. The property has use of the resort's incredible facilities and its very own private garden and pool. From the moment you arrive, it is easy to imagine enjoying a cool glass of wine each day with your toes in the pool as the sun sets on another beautiful day in Florida.

As you enter the villa, the hallway guides you into the spacious open-plan kitchen living area. This bright space is flooded with natural light from the large patio doors, making it a wonderful room to gather and socialise in. The kitchen is modern and stylish in its design with plenty of space for lots of cooks to work together. The kitchen is fully equipped to cater for most meals and includes an island unit with a breakfast bar. This is a great spot for more casual dining, or even just an evening natter over a bottle of wine. The large wooden dining table softens the hard surfaces of the kitchen and offers more space for you to enjoy a delicious meal together. To the other side of the room you will find the homely living room; a cosy space with two huge reclining leather sofas and a further reclining armchair, the perfect way to relax into the evening as you enjoy a movie with your loved ones.

Throughout the villa, three of the bedrooms boast private en-suites with the remaining two sharing the family bathroom. Every bedroom is uniquely furnished with plenty of storage space for those who like to fill a suitcase! With a television in each room, guests can have a little private oasis to enjoy some peace and quiet during the stay. Upstairs you will find another living area, equipped with shuffleboard and darts, creating a fantastic space to enjoy some fun with the group. There is also a large television for those who want to keep an eye on the sports or even watch a movie during a game of darts.

Outside, the villa has a huge private garden with lots of lawn space for fun activities and even a private pool to relax in. The outdoor dining space is a great addition in which to enjoy meals in the famous sunshine of Florida.



Facilities

Resort Villa • Modern • Great Value • Private Pool • Heated Pool •
Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • <1hr to Airport • Ground Floor
Bed & Bath • Satellite TV • Indoor Games • Ceiling Fans • Cot(s) •
High Chair(s) • Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities
• Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Vivian is a spacious villa with bright interiors and a large private garden with swimming pool. Inside, there are 5 bedrooms and 5 bathrooms, accommodating up to 10 guests.

Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining room
- Bedroom with queen-size bed
- Bathroom
- Utility room

First Floor

- Living area
- Bedroom with king-size bed and en-suite shower room
- Bedroom with queen-size bed and en-suite shower room
- Bedroom with bunk beds and en-suite bathroom
- Bedroom with queen-size bed
- Bathroom

Exterior Grounds

- Private swimming pool
- Outdoor spa
- Terrace
- Lawned garden
- Covered dining area

Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Darts board
- Shuffle board
- Washing machine
- Dryer
- Parking
- High chair and cot upon request



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

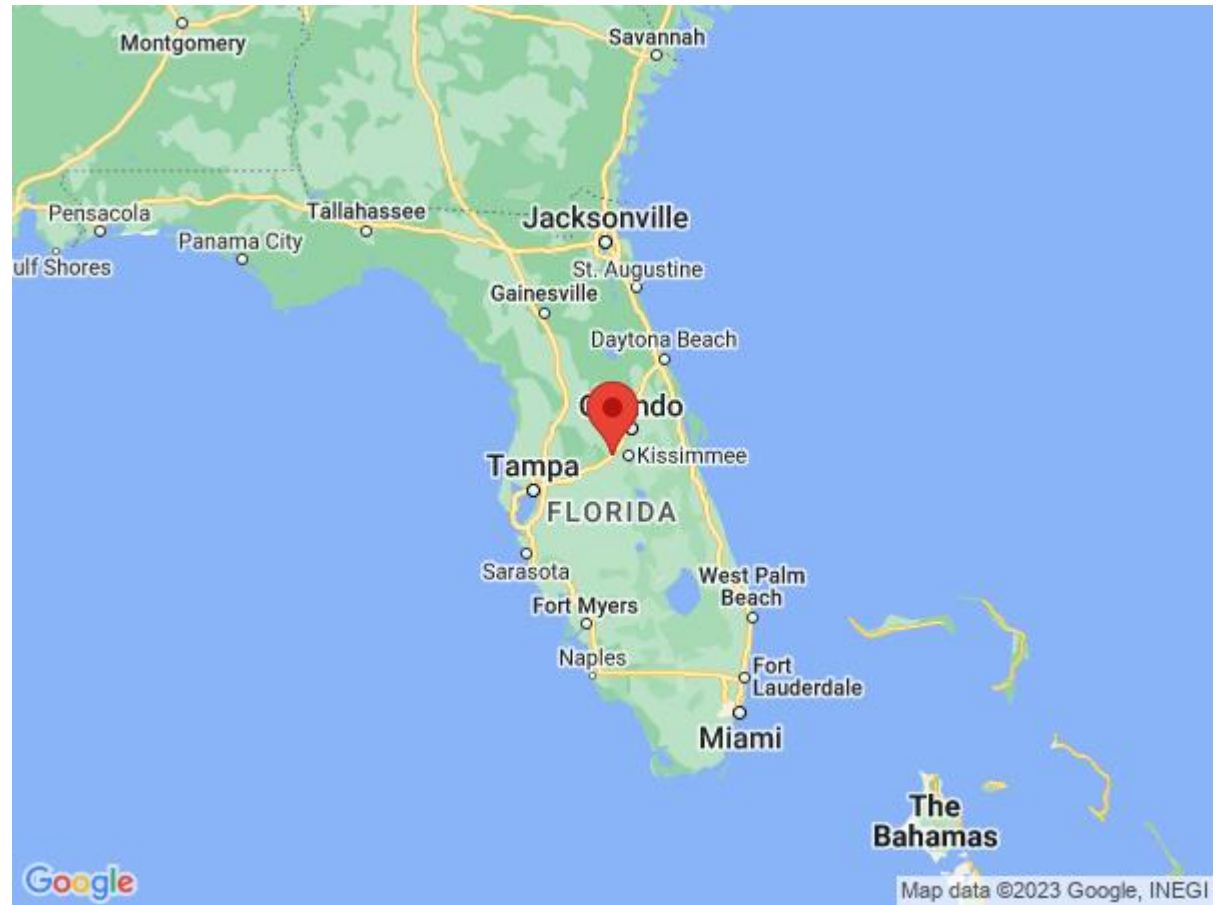
Distances to Theme Parks

- 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	Orlando International Airport (27 miles)
Nearest Town/City	Orlando (26 miles)
Nearest Restaurant	Finn's Restaurant (0.5 miles)
Nearest Beach	Cocoa Beach (75 miles)
Nearest Golf	Reunion Resort Golf Courses (2 miles)
Nearest Tennis	Encore Resort (0.5 miles)



Nearest Supermarket

Publix
(4 miles)

What we love

- Guests have use of the resort's incredible facilities during their stay!
- The resort offers a free shuttle bus to some of the best theme parks, including Walt Disney World
- The huge lawn area offers plenty of space for walking barefoot, playing games and relaxing in the sun!

What you should know...

- Pool heating is not included in the rate shown but is available at additional cost, you might prefer it in the cooler months
- The resort has a recreation centre for children available at extra cost, perfect if you need some alone time
- The spa area attached to the pool is not a hot tub, but if you choose to heat the pool, it will be heated to the same temperature as well

Terms & Conditions

- Security deposit: \$79 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 \$260, 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.