

# Villa Lexi

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

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## Overview

Villa Lexi is a modern and stylish property at the Encore Resort at Reunion. With five bedrooms sleeping ten guests in comfort. The villa has a private pool and a large garden, offering plenty of space for groups to enjoy the amazing Florida weather.

The ground floor has a spacious open-plan living area, featuring a kitchen, dining room and living space. The large kitchen is modern in its design with a luxurious white marble breakfast bar. The huge American fridge freezer has plenty of room to stock up on snacks, while the breakfast bar is ideal for enjoying some more casual dining. The white décor and spotlights ensure the room is bright and airy, offering a cool retreat from the hot Florida sun. The dining table sits opposite the kitchen, making serving easy. This is a lovely place to enjoy long evening meals talking about the day's fun adventures. The living room has two sofas and a further two armchairs so you can relax in complete comfort while enjoying a movie on the flat-screen television. This sociable space is furnished with modern and tasteful artwork and furniture, making the room cosy while being stylish, it's also great for the group to gather and chat or even enjoy some games together. The ground floor also has a game room, boasting air hockey and table tennis tables, so the whole group can enjoy some fun competition in this great space. There is also a second living area in the loft with a sofa and a games console for everyone to enjoy.

The villa has five bedrooms all uniquely decorated with a colour theme. The rooms are comfortable and offer plenty of space for guests to enjoy a little privacy when desired. Outside, the villa's private pool has a spa for added luxury and is also framed with a spacious terrace area, perfect for enjoying a lazy day on the sun loungers. Extending the garden is the large lawn area, with space for games or even to just enjoy a little picnic it's a wonderful addition to Villa Lexi. For those seeking shade, the lanai is ideal with its outdoor chairs great to enjoy a good book from. With so much to offer Villa Lexi is the perfect place to explore Florida from.



## 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 • Games Room • Indoor Games • Table Tennis  
• Cot(s) • High Chair(s) • Fenced Grounds • Golf Nearby • Tennis Nearby  
• Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Lexi boasts two living areas, one on each floor, and a large private terrace with outdoor spa and swimming pool. There are 5 bedrooms and 4 bathrooms, accommodating up to 10 guests.

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Games room in converted garage
- Laundry room
- Bedroom with king-size bed
- Shower room

### First Floor

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

### Exterior Grounds

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

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- PlayStation 4
- Table tennis
- Air hockey
- 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
- Tennis courts, volleyball and basketball courts
- Soccer field
- Children's play area and splash zone
- Pool bar
- Fitness centre
- Family-friendly restaurant

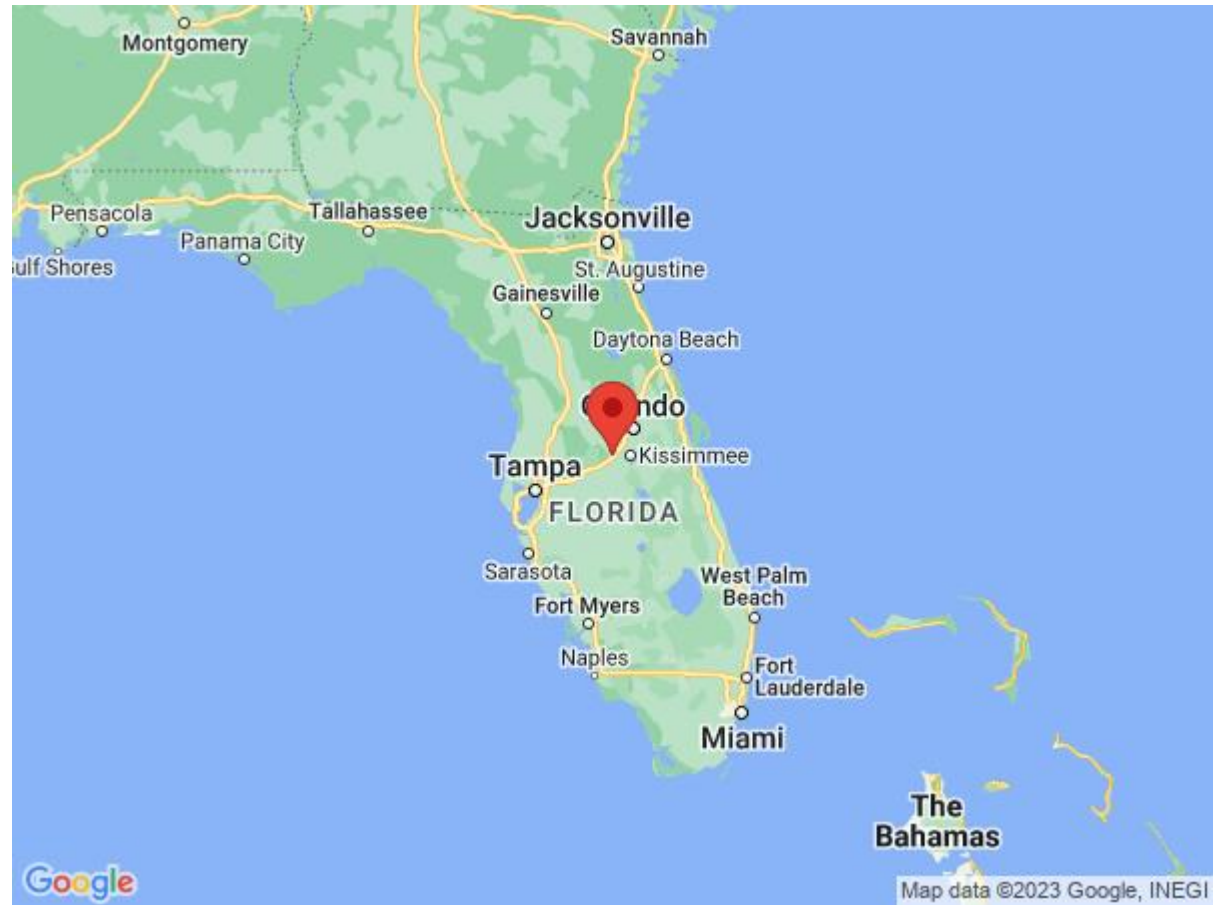
## Distances to Theme Parks

- 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<br/>(27 miles)</b> |
| Nearest Town/City  | <b>Orlando<br/>(25 miles)</b>                       |
| Nearest Restaurant | <b>Finn's Restaurant<br/>(0.3 mile)</b>             |
| Nearest Beach      | <b>Cocoa Beach<br/>(74 miles)</b>                   |
| Nearest Golf       | <b>Reunion Resort Golf Courses<br/>(2 miles)</b>    |
| Nearest Tennis     | <b>Encore Resort at Reunion<br/>(0.3 mile)</b>      |



Nearest Supermarket

**Publix  
(4 miles)**

## What we love

- The lawned area is great for picnic or family games during the day!
- The villa is very stylish and modern in its décor
- The villa has access to the Resort's fantastic facilities

## What you should know...

- The pool and lawn are overlooked by the surrounding villas
- There is no barbecue available to guests
- The spa is the same temperature as the pool and is not a hot tub

# 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

- Internet access?: 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.