

Quinta da Rua

Region: Aroeira Sleeps: 8

Overview

This elegant four-bedroom villa sits poised within the largest residential and golf complex in Greater Lisbon. Only twenty minutes from the vibrant capital, this fabulous location is perfect for enjoying the Lisbon coast and its stunning natural surroundings. You are close to all of the wider facilities that the Aroeira's Golf Resort has to offer and with the beach a short drive away there are plenty of eateries and shops for you to choose from.

Ideal for both family getaways and groups of friends looking to enjoy the coast, this property offers a combination of indoor and outdoor living. The sprawling garden is bordered by luscious hedges and trees with ample space for you to spread out and relax, reading a book under the dappled light of a tree or swimming in the large private swimming pool. There are sun loungers positioned around the pool, perfect for topping up your tan and resting after a long morning swim.

Inside the villa, there are four spacious bedrooms, two with en-suite bathrooms and two that share a family bathroom. The master suite has a double bed and a luxury walk-in shower in the bathroom, whilst the three remaining rooms all have twin beds perfect for older and younger kids alike. There is an office and a games room with a billiards table at your disposal, much to kids delight!

The villa's main living space is vast, wrapping around the ground floor with various nooks and crannies for you to make yourself at home in. The lounge has two sofa areas, one facing the television and the other with a huge corner sofa facing the pool. The squishy cushions are perfect for sinking into at the end of a busy day, drifting off after all the excitement of your day. Around the corner there are two dining areas, one in the main villa and the other in a sunroom; you can combine the two for a large dinner party or use one for an intimate family meal. Boasting a well-equipped kitchen, you have everything you need to make yourself comfortable. With all this and more, Quinta da Rua is the perfect retreat for your break away.



Facilities

Villa/House • Instagrammable • Modern • Great Value • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • 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 • Pool/Snooker • DVD • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Quinta da Ruas is a lovely villa for 8 persons inside Aroeira's Golf Resort. There are 4 bedrooms and 3 bathrooms and it can accommodate up to 8 guests.

Ground Floor

- Fully equipped kitchen
- Dining room
- Living room
- Sun room with dining area
- Games room
- Guest W.C.
- Bedroom with double bed and en-suite bathroom
- Bedroom with two single beds and en-suite bathroom

First Floor

- Bedroom with two single beds
- Bedroom with two single beds
- Bathroom

Exterior Grounds

- Private swimming pool (12m x 5m; depth 1.2m - 2m)
- Terrace
- Lawned area
- Sun loungers
- Outdoor heater
- Portable barbecue

Additional Facilities

- Air conditioning (first floor bedrooms and living room only)*
- Wi-Fi
- Central heating*
- Television with DVD player
- Pool table
- Table tennis
- Darts board
- Coffee machine
- Dishwasher
- Washing machine
- High chair and cot upon request
- Parking



**Available at a supplement. Please see T&Cs*

Registration Number: 71066/AL

Location & Local Information

Quinta da Rua is a delightful villa situated by the largest residential and golf complex in Greater Lisbon Herdade da Aroeira. Located just 4km from picturesque sandy beaches and only twenty-minutes from the vibrant streets of Lisbon, Aroeira is a beautiful combination of natural landscapes and pristine championship golf courses. With a micro-climate that almost guarantees good weather and a combination of stunning lakes and pine tree forests, this is the perfect setting to enjoy Lisbon's breath-taking coastline.

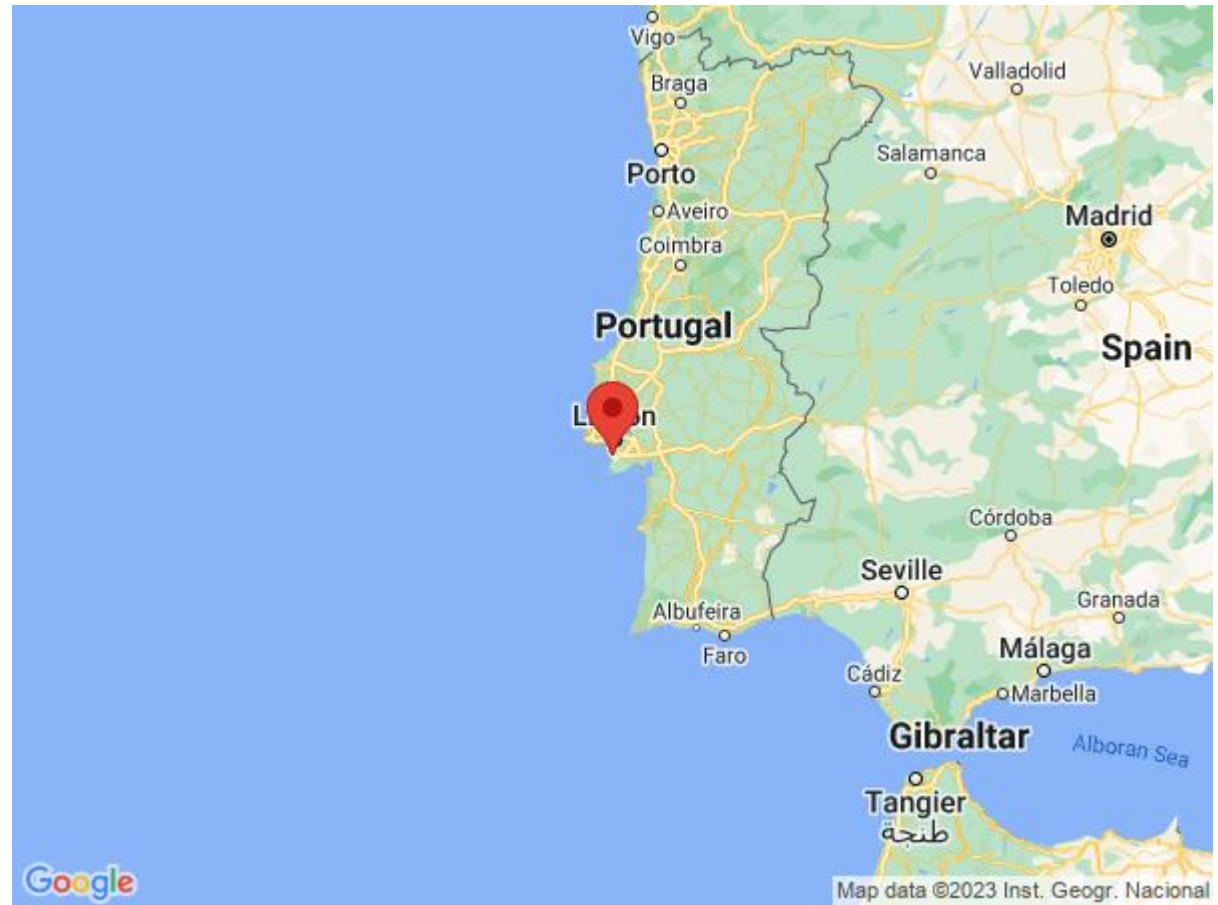
Less than 5km away, you have a supermarket, a golf resort, several restaurants and lively beach bars where you can enjoy a beautiful sunset by the seaside with the sounds of the ocean making it easy to relax. The stunning Costa da Caparica coastline is just a short drive away from your front door, so you can enjoy long days on the sand, swimming in the sea and for the more adventurous a vast array of watersports and thrilling activities!

Caparica is a lively resort with all the modern facilities you could want. This charming area is popular with locals and is less known by tourists making it a great spot to enjoy Portuguese culture. During the day, colourful fishing boats are scattered down the shore, with fishermen hauling in fresh fish to sell in the local fish market – we would recommend picking some up to grill on the barbecue! The picturesque beach is known to be one of the nicest on the Lisbon coastline and its sprawling shore leaves plenty of room to set up your beach towels and relax. There is a mini train that runs along the coast, dropping you off at idyllic spots, kids will love it.

With the enchanting city of Lisbon just twenty minutes away, it is a great place to spend an afternoon or two. With lively markets, rooftop bars, famous restaurants and cosy wine bars, there is a fabulous mix of things to fill your time with. The historic city with its winding streets and rising hills on each side is perfect to explore, with a new adventure each day to see.

Local Amenities

Nearest Airport	Lisbon Airport (30 Km)
Nearest Village	Aroeira (1 Km)
Nearest Town/City	Lisbon (25 Km)
Nearest Restaurant	Restaurante Vila Faia (1 Km)



Nearest Beach	Praia Fonte da Telha (4 Km)
Nearest Supermarket	Meu super Aroeira II (1 Km)
Nearest Golf	Aroeira I and Aroeira II (2 Km)
Nearest Tennis	Aroeira I and Aroeira II (2 Km)

What we love

- There is a games room with darts, a billiard table and table tennis at your disposal, much to kids delight!
- The vast garden and private pool are perfect for those who love spending time outdoors
- Costa da Caparica is just a short drive away, known to be one of the most beautiful beaches on the Lisbon coast

What you should know...

- Make sure you pack your clubs if you want to try one of the fabulous nearby golf courses
- There is no safety fence around the swimming pool, so little kids may need supervision
- Lisbon city has steep cobbled streets, they can get slippery in the rain and it is difficult to navigate with a pram

Terms & Conditions

- Security deposit: €600 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not included in the rental price, extra cost of €40 per day, to be paid at the time of the booking (mandatory charge from Oct - Apr).
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Not included in the rental price, extra €5 per towel per stay, to be paid at the time of the booking (optional).
- End of stay cleaning included?: Yes. 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 4 nights during low season.
- Changeover day: Sunday during peak season.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available in this property.
- Tax: Tourist tax not applicable.
- 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: Air conditioning has an extra cost of €40 per day, to be paid at the time of the booking (optional).