

Moradia Areias

Region: Aroeira Sleeps: 10

Overview

An extensive and grandiose villa located in Aroeira, Moradia Areias, provides guests with a plethora of space to relax during their time on this property. The exterior of this property is mostly characterised by the considerable swimming pool that sits in the centre of the grounds. This pool is surrounded by off-white tiles that are equipped with a range of outdoor seating and dining areas. In turn, guests can use these spaces to enjoy a refreshing glass of wine as they take in the awe-inspiring sights that surround them. There is also an extensive garden area located on-site, offering guests an ideal place to sunbathe or play exciting games together as a group.

Inside, this property uses a varied assortment of quirky decor to create a charismatic and alluring home. The living area includes a few splashes of vibrant colour, helping to offset the subtle grey sofa found in the middle of the room. As such, guests can snuggle up on this expansive sofa and unwind as they catch up with their favourite shows on the flat-screen TV at the back of the room. The combined kitchen/dining area continues to use a collection of off-beat design choices, such as the striking red accent wall found in the kitchen. Again, this helps to balance out the wide variety of sleek and high-end appliances that are located throughout this space. The dining area includes an unconventional table that is covered in reflective mirrors, helping to add a sense of modernity to this already contemporary property. On the ground floor there are two bedrooms with single beds and a shower room

The first floor is home to an additional three bedrooms. A master bedroom with king size bed and en-suite bathroom and two bedroom with double bed and a shared shower room. There is also an ample living room with a working corner.

Facilities

Villa/House • Shared Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • TV • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



Interior & Grounds

Ground Floor

- Ample living room with comfortable seating, satellite TV and access to the terrace
- Dining area for 6 people with fireplace
- Well equipped kitchen with dining for 6 people and access to the terrace
- Shower room
- Bedroom with two single beds (90 x 200 cm)
- Bedroom with two single beds (90 x 200 cm)

First Floor

- Media room with comfortable seating and satellite TV
- Shower room
- Bedroom with double bed (180 x 200 cm), access to a balcony and en-suite bathroom
- Bedroom with double bed (140 x 200 cm)
- Bedroom with double bed (140 x 200 cm)

Exterior Grounds

- Swimming pool (shared)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor dining
- Barbecue

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Washing machine
- Coffee machine
- Dishwasher
- BBQ
- TV
- Fenced Garden
- Parking

Touristic Registration Number: 126062/AL



Location & Local Information

Moradia Areias is located in the inviting region of Aroeira, allowing guests to fully immerse themselves in a variety of alluring cultures and attractions. The Park and Palace of Monserrate is a deeply significant landmark within Portugal's history and allows guests to learn more about the royal legacy of the country. The Palace of Monserrate is decorated with an array of Gothic, Indian, and Moorish motifs, capturing the authentic beauty of 19th-century design. Guests can also go inside the palace and bask in the diverse collection of well-preserved artefacts. Next to the palace is an outstanding garden area that is filled with exotic plants that have been sourced from all over the world. The Park and Palace of Monserrate are based around an hour away from the centre of Aroeira.

If you are looking to explore a more nuanced approach to Lisbon's historic art scene, a street art tour is an ideal activity. Establishments such as My Lisbon Tours offer an incredible journey through the streets of Lisbon, allowing guests to revel in an abundance of amazing murals. These tours visit the works of acclaimed artists such as OBEY, Vhils, and Pariz One. During your tour, you will also be encouraged to take a small break for a cup of coffee, allowing guests to rest their feet and indulge in a touch of people watching. This street art tour begins at Miradouro da Graca, which is about 40-minutes away.

The Lisbon Story Centre is a deeply immersive tourist attraction that is based around half an hour away from the centre of Aroeira. This interactive museum showcases a plethora of exhibitions that each present a key moment in Lisbon's history. From its Roman origins to the construction of the awe-inspiring Baixa Pombalina district, guests have the chance to see the beauty of this city from every angle. You will also be guided by a virtual storyteller, offering an in-depth and intellectual learning experience for every guest. This attraction is also ideal for guests who only have a short time in the region as the entire museum can be explored in around an hour.

Local Amenities

Nearest Airport	Lisbon Airport (25 km)
Nearest Ferry Port	Trafaria Ferry Port (10 km)
Nearest Village	Areias (350 m)
Nearest Town/City	Aroeira (6 km)



Nearest Restaurant	Charneca Caparica (650 m)
Nearest Bar/Pub	Cheers Bar (1 km)
Nearest Supermarket	Supermercados Coviran (250 m)
Nearest Beach	Morena Beach (3 km)
Nearest Golf	Aroeira Golf Course (8 km)
Nearest Tennis	Almada Tennis Court (2 km)

What we love

- This property is also home to a range of sports courts, allowing guests to be active and well during their time here
- The lower levels of this property are filled with quaint reading areas, giving guests the chance to truly detach from the stressors of daily life
- The smaller bedrooms also contain a variety of toys, helping to keep the children entertained throughout their holiday
- Dive into a selection of delicious meals using the brick-built barbecue found on the exterior

What you should know...

- Moradia Areias is surrounded by high walls for maximum security and privacy
- There are no handrails leading into the pool, so children must be supervised
- The upstairs bedrooms contain access to their own outdoor balcony areas
- The main building is for guests and the annexes are rented to a small family long-term, so the pool and the tennis court are shared. The family travels and may not be there at all times.

Terms & Conditions

- Security deposit: €600 charged to client's credit card as a pre-authorisation two weeks before 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?: Available from Nov 1st, included.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Not included in the rental price, extra €5 per towel to be paid with the balance to Oliver's Travels.
- 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. All other durations on request.
- Changeover day: Flexible.
- 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, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: First cot and high chair are included in the rental price, second items will have a cost of €15 each to be paid with the balance to Oliver's Travels.