

Moradia Caparica

Region: Aroeira Sleeps: 11

Overview

A spacious and stylish property located in Aroeira, Moradia Caparica offers guests a sanctuary where they can truly relax and switch off from the outside world. The outdoor areas of this villa are remarkable, sporting a large swimming pool in the centre of the grounds. This pool is surrounded by a contemporary decking area that is fitted with a range of outdoor seating and dining areas. As a result, these spaces are perfect for enjoying a selection of evening meals as you gaze out at the impeccable scenery that sits before you.

Entering inside the property, you will be taken aback by the intricate design choices seen throughout the villa. The combined living/dining area allows an assortment of natural light sources to seep in, creating a bright and splendid atmosphere. The living area makes use of a pair of large grey sofas that provide an unobstructed view of the sleek flatscreen TV. Therefore, this beautiful living area is ideal for exciting movie nights and for spending quality time together as a family. Next to the living area is the dining area, a space that pulls upon a range of unconventional and bohemian design features. This area includes a large bench-style dining table that is accompanied by a set of striking black chairs. The kitchen within this property presents a quirky yet contemporary pop of colour. Using a range of light brown cupboards, this kitchen provides a range of facilities as well as access to the outdoor terrace. The ground floor is also home to four amazing bedrooms. The first room provides a considerable double bed and includes a luxurious en-suite bathroom. As such, this room is ideal for guests who enjoy having a range of facilities close to them. The second and third bedrooms both contain a pair of single beds which can be placed together to create two complete double beds. The fourth bedroom is perfect for a small child as it makes use of a single bed.

Moving up to the first floor, this is where you'll find the last remaining bedroom. This bedroom uses a pair of single beds, making it suitable for children or for another couple.



Facilities

Villa/House • Instagrammable • Modern • Private Pool • Beach Nearby •
Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet
• Air-Con • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath
• Satellite TV • Games Room • Indoor Games • Table Tennis • Table
Football • Working Fireplace/Woodburner • Fenced Grounds • Golf Nearby
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages

Interior & Grounds

The Villa

Located in the "Aroeira Golf Resort", Moradia Caparica is an oasis of calm: Bright and large enough to host families or groups of friends for a summer holiday or for a golf break. The decoration was thought to detail and each piece was harmoniously placed thinking of the guests' comfort.

Lower Ground Floor

- Games room with ping pong table, table football and space for children
- Shower room

Ground Floor

- Ample living room with comfortable seating, satellite TV, fireplace and access to the terrace
- Open plan dining area for 12 people and access to the terrace
- Fully equipped kitchen with central islan and access to the terrace
- Laundry room with washing machine
- Family bathroom with bathtub
- Guest toilet
- Bedroom with double bed (160 x 200 cm), access to the terrace and en-suite bathroom with shower and bathtub
- Bedroom with two single beds (90 x 200 cm) and access to the terrace
- Bedroom with two single beds (90 x 200 cm)
- Bedroom with drawer bed (90 x 200 cm)

First Floor

- Office area with working desk and sofa bed
- Two single beds (90 x 200 cm)

Exterior Grounds

- Private swimming pool (10 x 5 m)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor dining
- Private parking
- Barbecue



Additional Facilities

- Wi-Fi connection
- Air conditioning
- Washing machine
- Coffee machine
- Hair dryer

Registration Number: 127534/AL

Location & Local Information

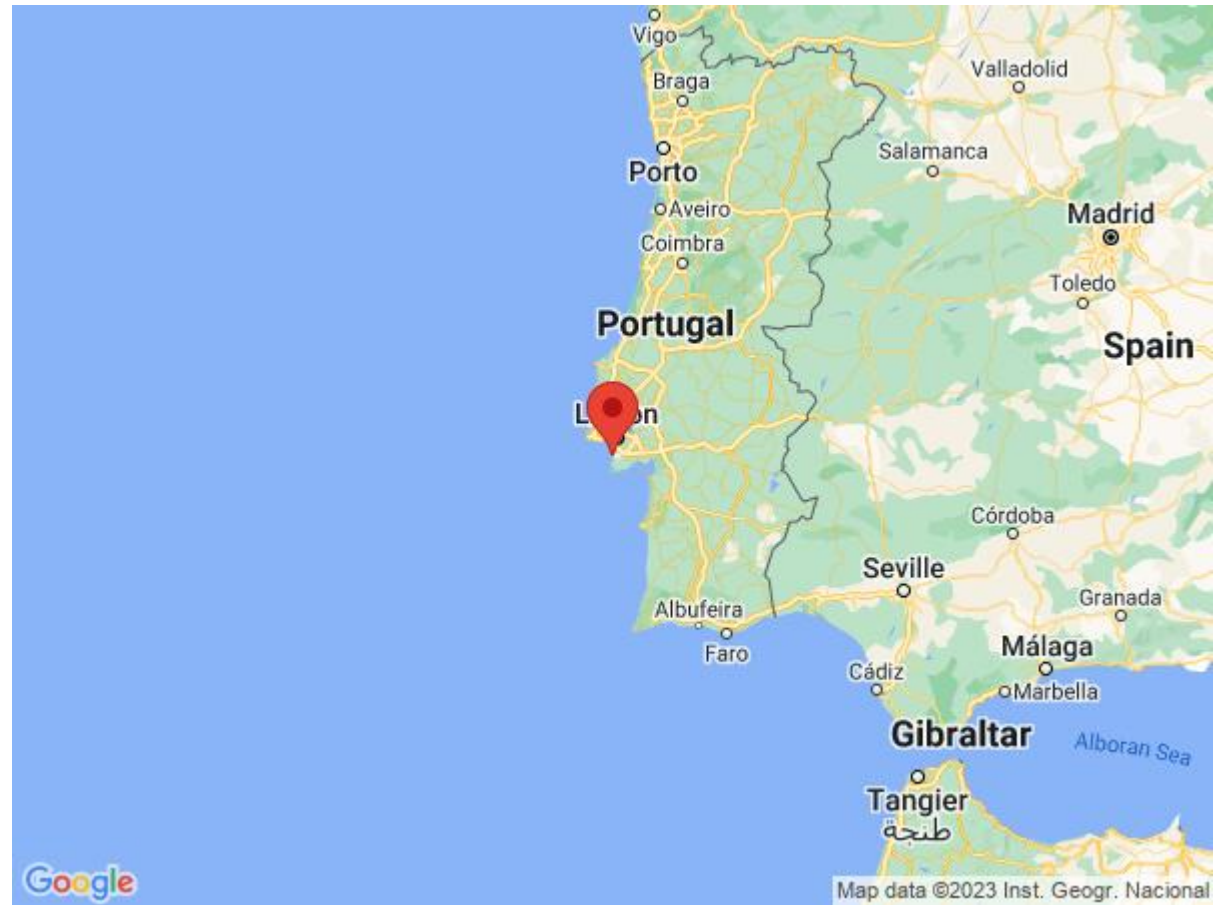
Moradia Caparica can be found in the enchanting region of Aroeira, a location that is filled with an abundance of fascinating tourist attractions. The Park and Palace of Monserrate is a very significant landmark within Aroeira and is based just under an hour away. The remarkable Palace of Monserrate is an unforgettable sight, using a range of Moorish, Indian, and Gothic influences to showcase its 19th-century origins. The interior of the palace also presents a range of similar motifs by having a range of latticework and other ornate details on the show. As you approach the main park, you will have the opportunity to uncover a diverse array of exotic plants from a range of rare species. The Park and Palace of Monserrate is an ideal location to visit if you are looking to unlock the most attractive sights within the region.

If you want to embark on a sightseeing experience with a twist, then The Murder Mystery Exploration Game is a perfect solution. This game encourages guests to embody the character of a private detective who is working to solve the curious death of a local singer. Using your smartphone, you will be required to complete a range of complex puzzles to unlock new clues about the case. At the end of each puzzle, you will be directed to a new location, allowing guests to see Lisbon's most iconic landmarks with ease. The Murder Mystery Exploration Game begins at the Church of Nossa Senhora da Conceicao which is over half an hour away from the centre of Aroeira.

Aroeira is also well recognised for its developing and delectable food scene, hosting a variety of incredible restaurants. O Laranjeira offers a range of freshly-cooked meals that are all derived from a series of family recipes, helping to create a homely and traditional feel. This establishment offers spectacular menu options such as sautéed shrimp with lemon and garlic as well as stuffed veal with sweet green peas and browned potatoes. They also serve a collection of indulgent dessert items bound to satisfy any sweet tooth. O Laranjeira is located just 2-minutes away from the centre of the region and is open every day, except Wednesday, from 9:30 am till 11 pm.

Local Amenities

Nearest Airport	Lisbon Airport (31 km)
Nearest Ferry Port	Setubal Ferry Port (45 km)
Nearest Village	Verdizela (5 km)



Nearest Town/City	Aroeira (3 km)
Nearest Restaurant	Golf d'Agua Restaurant (2 km)
Nearest Bar/Pub	Bambu Bar (9 km)
Nearest Supermarket	ALDI (3 km)
Nearest Beach	Fonte de Telha Beach (8 km)
Nearest Golf	Aroeria Golf Course (3 km)
Nearest Tennis	Almada Tennis Club (6 km)

What we love

- There is a sofa bed available on-site that can accommodate an extra guest
- Take a ride around the idyllic local town on one of the bikes provided on this property
- The lower ground floor of this property includes an extensive games room filled with foosball tables and table tennis units
- Shoot some hoops on the large basketball ring found in the garden

What you should know...

- There are no handrails leading into the pool, so children should be supervised
- Parking is available for two cars maximum
- There is an office area located on the first floor for those who need to complete work whilst on holiday

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, available at an extra cost of €30 per day to be paid with the balance to Oliver's Travels (mandatory fee between Oct – April)
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: No, can be hired on site for an extra cost of €5 per person per week (paid locally).
- 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: Saturday during peak season.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on 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: Air conditioning has an extra cost of €30 per day to be paid with the balance.