



First Floor

#### First Floor

- 16. Gallery
- 17. Bedroom 3
- 18. Bathroom 3
- 19. Bedroom 4
- 20. Bathroom 4
- 21. Terrace



Ground Floor

#### Ground Floor

- 1. Entrance hall
- 2. Living room
- 3. Dining room
- 4. Kitchen
- 5. Cloakroom
- 6. Bedroom 1
- 7. Bathroom 1
- 8. Bedroom 2
- 9. Bedroom 2 - Living area
- 10. Bathroom 2
- 11. Porch
- 12. Golf Changing room
- 13. Storage room
- 14. Laundry/Storage Room
- 15. Swimming Pool

## VILLA AROEIRA

Sleeps 8-10 adults, up to 11 with children

Located in a beautiful preserved area of pine forests and Atlantic beaches, 25 km south of the Lisbon city center, the Aroeira Golf Resort is just next to a 10 km stretch of golden sand beaches. This resort is a fully enclosed property where nature blends together two of the best championship golf courses in Portugal with some of the finest villas in the Lisbon Region.

Villa Aroeira is wonderfully located in a privileged quiet situation yet at just 5 minutes walking distance from the restaurants, esplanades and shopping area of the Aroeira Golf Resort, as well as from the first tee of the beautiful Aroeira II golf course, the driving range, the resort's tropical swimming pool and the four tennis courts. Built in 2010, its modern architecture offers gracious lines and plenty of light, with large windows displaying the relaxing scenery that surrounds the house.

## The location

- Aroeira Golf Resort
- 25 km from Lisbon city center
- 2 km from the beach
- 5 minutes walking distance to:
  - resort's shopping area
  - restaurants and bars with terrace
  - resort's tropical swimming pool
  - Aroeira II first tee
  - driving range
  - tennis courts

## The Villa

### Overview

- 1000 sqm plot
- 230 sqm living area
- Complimentary wifi broadband internet throughout
- Cable TV
- Open plan sitting and dining room
- Four bedrooms with private bathrooms
- Fully equipped kitchen (can be closed or open to the dining room)
- Cloakroom
- Golf changing room
- Private garden
- Air conditioning
- Radiant floor heating
- Closed fireplace in living room
- Children play area

### Private garden

- swimming pool 8x4 sqm
- lawn
- dining area
- lounging area
- children play area
- herb garden
- organically treated
- weekly maintenance

### Swimming pool

- security fence can be removed - please request
- treated with UV + hydrogen peroxide, well tolerated by sensitive skin
- 8 m x 4 m
- depth from 1,10 m to 2,00 m

### Bedroom 1

- superking / twin
- ensuite bathroom
- ground floor
- direct access to garden

### Bedroom 2

- superking / twin
- ensuite living area with
- sofa-bed 140 x 190 cm
- private bathroom across the hall
- ground floor
- direct access to garden

### Bedroom 3

- superking / twin
- ensuite bathroom
- first floor
- private terrace

### Bedroom 4

- queen (1,6 m x 2 m) double bed
- ensuite bathroom with shower
- first floor

### Amenities

- In all bedrooms:
  - TV with DVD and radio alarm clock
  - Finest 100% cotton percale bed linens
  - Bathrobes and slippers
  - Bath and swimming pool towels
- Hairdryer and magnifying mirror
- Work desk
- Wifi broadband internet - complimentary throughout the villa
- 20 international TV channels in bedrooms
- 100 TV channels, including Sport TV Golf, in living room
- LCD TV and DVD in living room

### Environmental information:

- Energy certification A+
- Built with 90% local materials, of low energy and high durability
- Organic garden
- Separation of most waste materials for recycling
- Garden compostor
- Solar powered garden lights