



Your Home Away from Home...

*Your private launching pad for your **magical** holiday vacation in Central Florida*



Key Features:

- Four bedroom luxury Florida villa which was a former builder's model home.
- Sleeps up to 10 people
- Large screened and heated swimming pool
- Cool shady lanai with pool table and umbrella
- King size Master Bedroom ensuite
- Fully equipped kitchen with breakfast nook
- High-speed Internet + wireless access
- TVs/DVD or Blue Ray in every bedroom
- Large TV with DVD/VCR and Nintendo Gamecube system in family room
- Large Game Room with Pool, Air Hockey, Foosball and Xbox game system.
- All bed linen and towels included (Including Pool Towels)

This stunning, elegant, four-bedroom/two-bathroom privately owned villa is located at the luxury resort of Westridge, this is a premier residential resort-style community with many facilities not normally associated with private villas. It is in a peaceful location, yet has the advantage of being located off of Hwy 27, close to the junction with Hwy 192 with all of its restaurants and facilities, and the main entrance to Disney Magic Kingdom being just a short 15 minute drive away. Orlando International airport is normally an easy 30-35 minute drive and Sanford International airport just 45-60 minutes.



For those who enjoy a more active lifestyle, Westridge has its own on-site facilities including tennis courts, basketball and a children's play area and community pool. In addition, being a golfer's dream, there are more than 20 challenging courses within a 30 minute drive, catering for both professionals and novices alike.

Go to www.luxuryvilla.com and book your vacation today

Villa Floorplan:



The villa has a south-west facing, fully screened 30ft crystal clear pool complete with a deck area and lanai. This truly beautiful home is ideal for the larger family, or two families or sets of friends, wishing to share the extensive accommodations.

The villa has been furnished throughout to an extremely high standard and provides a very cool, airy home with high vaulted ceilings to many rooms. There is a full air-conditioning system, which also acts as a dual heating system when required, and there are ceiling fans in the main Family Room and master bedroom.

Our Orlando villa offers over 1,700 square ft of fully air-conditioned flexible living space. It comprises of 2 large double bedrooms, 1 queen bedroom and 1 king master bedroom ensuite. There is a large spacious sitting area, dining area, breakfast nook and a nice laundry room.



Master Bedroom (King)

Whether you're after a tranquil retreat, away from the hectic life of today's business world, or a base from which to explore the city of Orlando and Florida's myriad visitor attractions, choosing to stay in our luxury Florida villa is sure to be the best decision you've made this year.



Master Bathroom



Bedroom #2 (Queen)



Bedroom #4 (Twin)



Dining Room



Big Family Room with HD/TV and Blue Ray



- High-speed Internet with wireless connectivity.
- Free Pool Heat (In Low Season).
- Free national and international phone calls.



Big Family Room with HD/TV and Blue Ray



Fully Stocked Kitchen



Pricing List

<u>2015</u>	<u>per</u>	<u>week</u>	<u>2016</u>	<u>per</u>	<u>week</u>
January 3rd - February 25th	\$650	£425	January 2nd - March 14th	\$700	£458
February 26th - April 1st	\$700	£458	March 15th - April 26th	\$750	£490
April 2nd - April 30th	\$750	£490	April 27th - June 30th	\$800	£523
May 1st - June 30th	\$700	£458	July 1st - August 31st	\$750	£490
July 1st - September 1st	\$750	£490	September 1st - Nov 22nd	\$800	£523
September 2nd - October 30th	\$700	£458	Nov 23rd - Nov 29th	\$750	£490
October 31st - December 15th	\$700	£458	Nov 30th - Dec 20th	\$750	£490
December 16th - January 1st	\$800	£523	Dec 21st - January 2nd	\$825	£539

Pricing

The prices are per week and are fully inclusive. Pool heat is optional and is charged at \$105 per week if requested at the time of booking. For bookings of 5 days or less there is a cleaning surcharge of \$75.00. For bookings of 21 days or more we offer a discount. For your convenience we offer a variety of payment options. A security deposit of \$200 is due along with the final balance 8 weeks prior to arrival. The security deposit is fully refundable pending an inspection from our management company.

Terms

On-line bookings are held for 3 working days until receipt of deposit (\$300). On receipt of the deposit we will confirm the booking in writing (and by email). The final balance plus a security deposit of \$200 is due 8 weeks prior to arrival. The security deposit is fully refundable pending an inspection from our management company. Pool heating (recommended October - May) is an optional additional cost (\$105 per week). Bookings of 5 days or less incur a cleaning surcharge of \$75 and we offer a discount for bookings of 22 days or more.

Methods

On completion of the on-line booking form we will email you with deposit payment options. We accept US dollars and British Sterling or you can wire/mail payment directly to our bank account. Alternatively, you can pay securely using any major credit card via PayPal in USD and British Sterling. Please note this transaction will be subject to a 3% surcharge.



Letter to Prospective Customers

Dear Villa Customer;

Thank you for your interest in our luxury Florida Villa. After years of staying in hotels we decided to purchase and set up our own holiday home in the Orlando area. The requirements were simple, it had to be large enough for one or two families to share in comfort, close to Disneyworld and provide every convenience that you could want in a vacation home.

I think we've done a good job and we think you will agree. Enclosed is all of the information you will need to locate our villa and enjoy all of the amenities that we have to offer. Please take a moment and look over all of the information. Should you have a question, please contact us immediately. Our luxury Florida villa is the ideal place to return to at the end of a long day in Disneyworld. With all the comforts of home you can relax around the swimming pool with a glass of wine and watch the sunset or play games in our fully stocked Game Room or on the Xbox 360 with your children.

With nearly 1,700 sq ft of air-conditioned living space it includes four large bedrooms, including a Master suite and a large family bathroom. Every bedroom is en-suite or is next to a bathroom. With our local management company always on hand to assist with everything from Disney tickets to booking a golf-day at one of Orlando's first-class courses, we have everything you need to enjoy a relaxing and luxurious holiday in the Sunshine State.

Whether you're after a tranquil retreat, away from the hectic life of today's business world, or a base from which to explore the city of Orlando and Florida's myriad visitor attractions, choosing to stay in our luxury Florida villa is sure to be the best decision you've made this year.

After just one stay at our luxury Florida villa you will fall in love with villa rentals and will want to come back again.

Sincerely;

Kris Meier

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