

# Villa Pileus

Region: Windsor at Westside Sleeps: 20

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## Overview

Villa Pileus offers your perfect holiday retreat nestled within the Windsor at Westside Resort. Located just six miles from the magical world of Disney, this eight-bedroom, six-bathroom villa offers a welcoming escape for families and friends. Step inside and let me show you around this spacious and inviting home.

As you enter, you are greeted by an airy open-plan living area, perfect for gathering everyone together. The fully equipped kitchen is a chef's delight, featuring modern appliances and ample counter space. With dining for sixteen at the two large tables and additional seating for four at the breakfast bar, there's plenty of room for family meals and evening feasts.

The main floor hosts two comfortable bedrooms. The first is a serene King bedroom with an attached bathroom and a 40-inch Smart TV, ideal for a quiet night's sleep. The second bedroom offers a cosy Queen bed, perfect for winding down after a day of adventures.

Heading upstairs, the villa continues to impress. The third bedroom features two Queen beds, an attached bathroom, providing a restful haven. The fourth and fifth bedrooms share a Jack & Jill bathroom; one boasts a King bed, while the other offers two twin beds with a charming Frozen theme and a TV, delighting younger guests. The sixth bedroom is whimsically decorated with a Mickey theme, featuring two double beds. The seventh bedroom offers another set of twin beds. Lastly, the eighth bedroom, a luxurious King with an attached bathroom, ensures everyone sleeps in comfort.

The upstairs game loft is a hub of fun, featuring foosball and pool tables for some friendly competition.

Step outside to discover your private oasis. The south-facing pool and spa provide maximum sun exposure, perfect for basking in the Floridian sunshine. With dining for twelve, you can enjoy al fresco meals while the kids splash in the pool. Four sun loungers are ideal for those leisurely afternoons with a good book.

As a guest at Villa Pileus, you also have access to the resort's clubhouse amenities, adding extra enjoyment to your stay.



## Facilities

Villa/House • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • Air-Con • <1hr to Airport • Dishwasher • Microwave •  
Coffee Machine • Themed Bedroom • Ground Floor Bed & Bath • Smart TV  
• TV • Games Room • Indoor Games • Table Football • Pool/Snooker •  
Ceiling Fans • Cot(s) • High Chair(s) • Parking Space • Walking/Hiking  
Paths • Golf Nearby • Tennis Nearby • Cycling • Go-Karting • Outdoor  
Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Fully equipped open plan kitchen
- Large and spacious dining area
- Bedroom 1: One King bed with an attached bathroom and a 40-inch Smart TV
- Bedroom 2: One Queen bed with a 32-inch Smart TV
- Bathroom

### First Floor

- Upstairs lounge with TV and pool table and foosball table
- Bedroom 3: Two Queen beds with an attached bathroom and a 40-inch Smart TV
- Bedroom 4: One King bed with a Jack & Jill bathroom shared with Bedroom 5, and a 40-inch Smart TV
- Bedroom 5: Two Twin beds with a Jack & Jill bathroom shared with Bedroom 4, and a 32-inch TV (Frozen theme)
- Bedroom 6: Two Double beds with a 40-inch TV (Mickey theme)
- Bedroom 7: Two Twin beds with a 32-inch TV
- Bedroom 8: One King bed with an attached bathroom and a 40-inch Smart TV
- Bathroom

### Exterior

- Private Pool
- South Facing
- Barbecue
- Outdoor dining
- Sun loungers

### Additional Facilities

- Wi-Fi
- Toiletries
- Fresh sheets and towels
- Toaster
- Coffee machine
- Microwave
- Dishwasher



## Location & Local Information

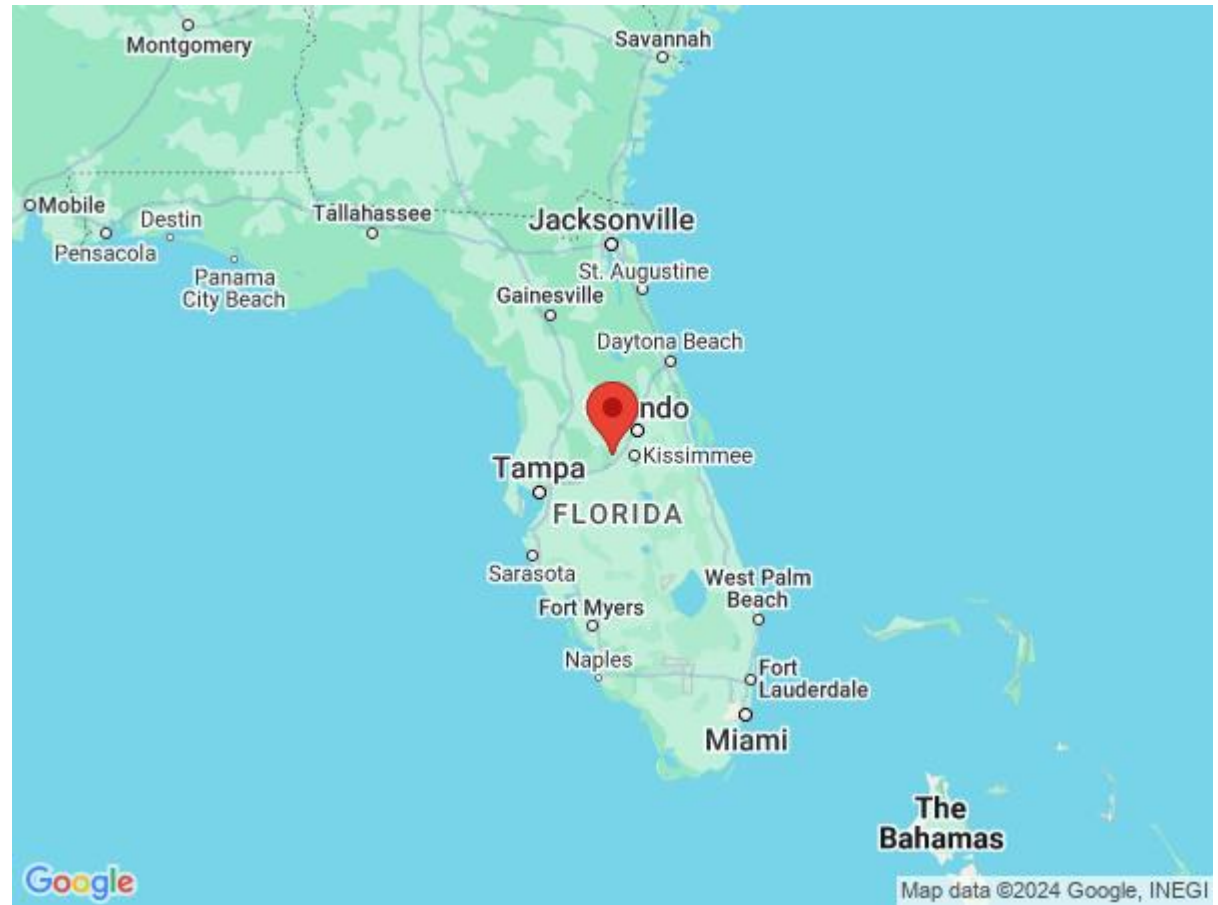
Villa Pileus is situated in the prestigious Windsor at Westside Resort, an ideal holiday destination for families and groups visiting Central Florida. Located just a short drive from the enchanting Walt Disney World, the villa provides easy access to the magic of the theme parks, making it a perfect base for exploring Disney's attractions. Beyond Disney, the villa's location offers proximity to other major attractions such as Universal Studios, SeaWorld, and LEGOLAND, ensuring diverse entertainment options for all ages.

The resort itself is a treasure trove of amenities, including a clubhouse, fitness centre, and a communal pool with a lazy river and water slides, providing endless fun right at your doorstep. For shopping enthusiasts, the nearby outlet malls and local boutiques offer a variety of retail therapy options. Dining choices abound, from family-friendly restaurants to fine dining establishments, catering to all tastes.

Conveniently close to major highways, Villa Pileus allows for easy day trips to explore the beautiful beaches on both the Atlantic and Gulf coasts. With its prime location and superb amenities, Villa Pileus ensures a delightful and convenient holiday experience.

## Local Amenities

Nearest Airport	<b>Orlando Airport (50 km)</b>
Nearest Train Station	<b>Orlando Amtrak Station (43 km)</b>
Nearest Town/City	<b>Kissimmee (32 km)</b>
Nearest Restaurant	<b>Bamboo Wok (3 km)</b>
Nearest Bar/Pub	<b>Paddywagon Irish Pub (3 km)</b>
Nearest Amusement Park	<b>Walt Disney World (14 km)</b>
Nearest National Park	<b>Lake Louisa State Park (20 km)</b>
Nearest Supermarket	<b>Publix (3 km)</b>



Nearest Golf	<b>Highlands Reserve Golf Club (4 km)</b>
Nearest Tennis	<b>Windsor at Westside Tennis Court (1 km)</b>

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## What we love

- Just a short drive from Disney World, making it super convenient for theme park fun!
- Private south-facing pool and spa for maximum sun and relaxation
- Game loft with foosball and pool tables for endless entertainment!

## What you should know...

- Kids must be supervised around the pool area at all times for safety reasons
- The resort allows a maximum of three cars
- Blocking the path or parking on the street will result in a fine from the resort

# Terms & Conditions

- Security deposit: A non-refundable \$95 damage waiver charged to the client by Oliver's Travels. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of \$1500. Above \$1500, claims will be made to recoup the extra charges incurred to repair any damage. Any damage should be immediately reported to the property.
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not available.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: No. \$328.02, payable to Oliver's Travels with the balance. This is for a standard changeover clean. Guests should be respectful of the property and leave the accommodation in a clean and tidy condition. Any extra cleaning, laundry, maintenance and/or rubbish disposal required may be charged against the security deposit.
- Internet access?: Yes, included in the rental price.
- Minimum stay: Between 3-5 days dependent on season.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking and Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, this is available for an additional cost of \$34.05 per day payable to Oliver's Travels with the balance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Yes, included in the rental price.
- 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: Should they be required, the below add-ons are available for an additional cost, subject to availability.

BBQ Grill- \$85.12 per week (\$11.35 each additional day)

XL BBQ- \$107.82 per week (\$15.89 each additional day)

Pac N Play Crib- \$62.42 per week (\$9.08 each additional day)

Full Size Crib (will be set up in master bedroom)- \$85.12 per week (11.35 each additional day)

Propane Tank- \$56.75 per week (\$7.94 each additional day)

Bed Rails- \$39.55 per week (\$5.67 each additional day)

High Chair- \$60.15 per week (\$7.94 each additional day)