

Florida Vacation Villa



Brochure

Rolling Hills at Formosa Gardens

Kissimmee Orlando

6 Bedroom, 5 Full Bathroom Executive Villa



Location.

This is a large modern Villa and is situated on the prestigious location of Rolling Hills Estates at Formosa Gardens, on the west side of highway 192. This family owned Villa is a mere 5 to 10 minutes drive from the home of Mickey Mouse and is One of the Closest Residential Communities to the magical Walt Disney World. All the other major parks are only a short drive away.

Rolling Hills is a premier development, safe and secure only 30 minutes from Orlando International Airport, and within easy access of numerous restaurants, shops and supermarkets of Highway 192. The Villa occupies an oversize premium lot on this estate, has a large extended sun deck around the South Facing Pool, and has unrestricted views over a natural lake and conservation area.

The Villa is Fully Air Conditioned throughout and has 2 spacious Sitting rooms, 2 Dining areas, 6 large Bedrooms and 5 full Bathrooms, including 3 Master En-Suites making this one of the most spacious and flexible Villas on offer for holiday rental in the Disney Area. For the Safety and Comfort of our Guests we request that there be No Smoking within the property.



The Family Room

This large room has views over the fully screened swimming pool and Jacuzzi, it has a vaulted ceiling and is furnished to a high standard, here you will find comfortable sofas and chairs to enable you to relax and enjoy the 42" LCD Cable-TV , Video / DVD players and a CD player.

A Ceiling fan has been installed in addition to the Main Air Conditioning unit to help keep you cool.



Breakfasting Kitchen.

This Fully fitted modern Kitchen includes a dining area and is fitted with a full size electric cooker, microwave oven, dish washer and large fridge / freezer with ice making facilities. The separate laundry room has a large capacity washing machine and tumble dryer.



Master En-Suite Bedroom { Ground Floor }

This large sumptuous Master Bedroom has a King size double bed and its own large private bathroom which has access to the Pool.



Master En-Suite Bedroom { 1st Floor }

This Master Suite over looks the front garden of the Villa and has a King size bed.

The bathroom can either be foreclusive use of the master bedroom or can be opened to share with the bedroom next door. In keeping with the restof the Villa it is furnished and decorated to the highest standard.



”Mickey's Bedroom”

This is a favourite bedroom for the children of the family and shares a bathroom with the bedroomnext door, Ideal for young children and Parents.



All other bedrooms in the Villa are similar to the ones shown and are of course finished to the highest standards. As we strive to make our Villa “the Best” you may find that the bed covers & curtains etc. are different from those shown in these photographs.

Swimming Pool and Jacuzzi

The South Facing Pool and Jacuzzi can be heated if required. A large decking area has tables and deck chairs set out.

Two overhead fans are installed in the covered lanai area enabling you to sit outside, but not directly in the sun if you wish.



The entire lanai, patio and pool are fully screened keeping out all flies, moths etc.

Garage

The Villa has a large double garage with electrically operated doors, and has been converted into a play room with a Pool Table, Darts and a Foosball table { table football}.

Garden.

The Garden is fully planted with tropical shrubs, palm trees, lemon and banana Trees.

This is a truly Executive Villa, smoke free, furnished and decorated to the highest standards for your comfort and convenience. There are also cable Televisions, videos / DVD players in all bedrooms. Two telephones are fitted throughout the villa and are available to guests without charge for local calls. Long distance calls can be made through the use of a credit card, Or ask about the “special phone deal” we can offer should you decide to rent our Villa.

For your peace of mind this Villa is fitted with a full security alarm system, incorporating smoke detectors and emergency lighting at the exit doors. A safe is available for your use at no extra charge, and to ensure you have a carefree holiday, our Management Company are on hand 24/7 should you encounter any problems.

For further information please contact :

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