



Downloadable Brochure

www.floridavilla4all.net

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Introduction

Floridavilla4all is ideally located, just 1.4 miles off the Interstate 4. The Interstate 4 leads to all major attractions, for example Disneyworld and Universal Studios also Clearwater and Daytona beaches.

Floridavilla4all is furnished to a high standard with an upgraded furniture package.

The villa is fully air conditioned throughout with four bedrooms, two of which have their own en-suite and two twin rooms with a third bathroom located in-between. All bedrooms have their own satellite TV and 100% Egyptian cotton linens.

All local and long distance calls are included as is Wi-Fi internet access throughout your stay.

There is no need to worry about finding your way around Florida, as we supply a Satellite Navigation system for your use during your stay and to make it easier again we have installed all of the major attractions, shops, and restaurants into the memory.

If you just fancy a day at home to enjoy the Floridian Sunshine, you can relax by the Private screened pool, a swim, or for the more energetic you can challenge one of your family to a game of Pool, Air Hockey or Darts in the Games room, the choice is yours.

Our only rule is Enjoyment – that is a must! If you are looking for that special holiday with something extra, then Floridavilla4all is the right choice for you.

The new opened Posner Commons is just across the Hwy, 2 minutes drive or a stroll away. Posner Commons is host to but not limited to Target, JC Penny, Best Buys, Michaels, and Dicks. There are also several restaurants, take aways, a Wal-Mart and Publix all within easy reach of the villa.

Fancy a game of golf? Well Florida has some of the best Golf courses in the world and many are within easy reach of the villa, from just 2 minutes away!

The website has a picture gallery and a video tour of the villa along with links to help you with booking your flights, cars, tickets and much more... If you would like to be kept up to date with News and offers please complete the subscription page on the website, so that we can forward these to you.

A safety alarm is fitted to all windows and doors that lead to the pool area for your peace of mind when travelling with children. Additionally there is a DVD (with several DVD's) a Stereo and a Play station (several games) all for your use during your stay.

We also provide 'if required' a high chair a crib/cot and a stroller, all of which are fully inclusive of the rental price.

In the laundry room there is a large washing machine, large tumble dryer and ironing facilities. All bed linen and towels are supplied along with hairdryers.

The cost of the villa for your vacation would £900 including all taxes.

We strive to give you a hassle free holiday so that you have the REAL American experience in luxury.

The Villa

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The Villa

- Superior 4 Bedroom Villa
- 2 Master Suites
- 2 Twin rooms with additional bathroom
- Games Room
- Private Screened Pool
- Close to all major attractions.

Facilities

- Air Conditioned throughout
- Fully equipped kitchen
- Washing Machine, Dyer, Iron and board
- Pool and Beach Towels
- Free use of Tom Tom Satellite Navigation
- Free local and long distance calls
- Free unlimited Wireless Internet access
- Play-station 2 with games
- DVD player with several films
- CD Stereo
- Pull out sofa bed

THEME PARKS

When you think of Orlando, you think theme parks, well there are certainly plenty to try, and here are just a few of the attractions that we have experienced ourselves. Every park will far exceed your expectations, not just the size of them, but, the detail that has gone into designing, making and maintaining them daily. For adults, you can release that child in you and children's dreams will become reality. The question now is where to start?



Magic Kingdom

The first theme park in the world, yet still one of the best. From the moment you step inside you will be enchanted by its Magic. It is time for your dreams to come true and to create some new magical memories. At the end of the day, there is a fantastic Firework display - This is not too be missed!



Epcot

Here you can celebrate the fascinating cultures, wonders, and cuisine of the world. Bring the whole family and dive into The Seas with Nemo and Friends, or become an Astronaut on Space - a thrilling experience for all.



Hollywood Studios/MGM

Step into Hollywood, Lights, camera, action. Watch the amazing stunt shows, ride the Rock 'n' Roller-coaster, brave the Tower of Terror, or simply watch how these shows are made with an insight into special effects or meet the Disney characters. A must at the end of the day is the 1950's style drive-in diner. New for 2008 the Toy Story 4-D adventure



Animal Kingdom.

Try the Kilimanjaro Safari, a fantastic ride through the Savannah in an open top jeep. For the thrill-seekers there is the Everest ride, watch out for the Abominable Snowman! Take in one of the fantastic shows - our favourite is the Lion King. Don't forget to count the animals on the "Tree of Life"



Typhoon Lagoon

An ideal family water park, especially for those with younger children, who can splash or swim around in the Kid-zone. You can swim amongst the amazing colourful fish in the Shark Reef, experience the largest wave pool in the USA, ride the slides and tubes or just relax in the warm water and enjoy the Floridian sunshine.



Blizzard Beach.

Only in Disney could you imagine a Ski resort in the Sun, well you have found it here! This park is designed more for older children and adults who still think they are children, with fast moving water slides on the melted ski runs.



Universal Studios

Meet Shrek, experience a Cat 5 Twister, an earthquake, or take a boat trip, but watch out for JAWS! Universal Studios is an amazing park to once again leave you lost for words.



Island of Adventure

Ride on the Incredible Hulk - tip before you eat! This park has rides and attractions for all ages, with plenty of water rides to cool you down in the warm sunshine.



Busch Gardens

A bit further away in Tampa, (approx 50 minutes drive). This park is definitely for the thrill-seekers with several amazing roller coaster rides. Busch Gardens is also home to a wonderful Safari. A truly fun packed day for all.



Discovery Cove

This is a day in paradise. Your day is all inclusive and from the moment you arrive you're submerged in a tranquil paradise. Swim with the Dolphins, feed the Rays or swim amongst the coral reef. You can also stroll through the aviary and feed an array of birds. Included within the price of your ticket is a 14 day courtesy ticket for either Busch Gardens or SeaWorld. These are both sister parks of Discovery Cove as is the newly opened Aquatica, a fantastic water park, where you can slide along with the dolphins!

Location

Westbury is an exclusive neighbourhood on Hwy 27, surrounded by Orange Groves. Within easy reach of all major attractions and some of the wonderful golf courses that Florida has to offer including Champions Gate. The newly opened Posner Retail Park is within a 2-minute drive, which includes shops, restaurants, and entertainment. On a practical level, there are several petrol stations, banks, and chemists all within easy reach along with two Wal-Mart stores.



Disneyworld

10 minutes*

Universal Studios

20 minutes*

International Drive

20 minutes*

Orlando Airport

30 minutes*

Busch Gardens

60 minutes*

*Approx driving times depending on traffic.

Comments received from previous guests.

Posted by: Pix Family Australia

Very clean and a wonderful place to stay. Close to places to visit, Disney World and the shops. A very enjoyable and relaxing villa.

Posted by Mrs D. UK

This is a wonderful villa, and well worth the money!!! It is well maintained, and fully fitted with every convenience you could hope for - in fact it is better equipped than many homes!!!! You will certainly enjoy your holiday and the trouble is it will go too quick.....

Posted by: Mrs B UK

I highly recommend this villa I have been out with my family and separately just with friends and is perfect for both. I loved the location as you are close enough to everything but far enough away for peace and quiet if you want it! It's a gorgeous villa and I loved the pool. I am off back there again in December and really looking forward to it. xx

Posted by Mr P UK.

If we go back to Orlando in the future, we wouldn't hesitate to use the villa again.

Posted by Mrs H Sweden

We had a very good time here in your wonderful house. The home is perfect.

Posted by Mrs B USA

Believe it or not - I've been meaning to write to let you know that our stay was very nice. So nice that my children did not want to stay at Universal but to come home and swim in the pool!!!! I am so glad that I found out your site.

Posted by Mrs Turner UK

Your villa was beautiful, we enjoyed our stay so much we would like to book again for next April, thank you so much.

These are all genuine comments received from previous guests.

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Booking Form

Head of Party Name			
Date of birth			
Nationality			
Home address			
E-mail			
Phone number			
Cell number			
Credit card name (If paying by card)			
Credit card number			
Credit card expiry date			
Card Security Number			
Dates Required			
Check In Date (inc flight details)			
Check out Date (inc flight details)			
Number in Party*	Adults	<input type="text"/>	Children <input type="text"/>
Name			Age if below 25
Name			
Name			
Name			
Name			
Name			
Name			
Name			
(Recommended between Nov & March) Pool Heat Required	Yes	<input type="text"/>	No <input type="text"/>
Cot Required	Yes	<input type="text"/>	No <input type="text"/>
Welcome Pack Required	Yes	<input type="text"/>	No <input type="text"/>

*Please note – only those on the booking form are permitted to stay at the villa. **Anyone found at the villa and not on the form will be asked to leave immediately** .I have read the Terms and Conditions applicable to this booking, and agree to be bound by them. I am over 25 years of age.

Signed.....Print.....Date.....

Please send the completed form; along with your deposit to Mrs D Turrell (All credit card transactions have a 3% charge) at Orchard Corner, Weir Lane, Yeovilton, Somerset, BA22 8EU or Mrs D Turrell, C/O Remington Property Management, 2904 Paddington Way, Lindfields, Kissimmee, Florida FL34747.

Terms and Conditions

1. Bookings will be between the owner of the villa (herein after called the owner) and the person making the bookings are valid after:

- The booking form has been completed and signed and has been received by the owners.
- The appropriate deposit has been paid to the owner
- The booking has been confirmed to the client by the owner in writing.
- Telephone bookings will be held for a maximum of 7 days.

The owner reserves the right to cancel any telephone reservation thereafter unless a completed booking form and appropriate deposit has been received.

2. By signing the booking form, the client accepts these conditions and warrants that he/she is authorised to agree them on behalf of all other persons alluded to in the booking. The client may not sub-let, nor assign the property, nor share with any persons other than those listed on the booking form or, as otherwise agreed with the owner, prior to acceptance of the booking.

3. A booking deposit of £150 per week is due at the time of booking. The balance is payable not less than 8 weeks prior to rental period. Where bookings are received within 8 weeks of the booking dates, payment in full must be sent with the booking form. If the guest does not pay the outstanding balance at the due time; the owner reserves the right to cancel the booking.

In this event the deposit will be forfeited.

4. Any cancellation by the client must be notified in writing directly to the owner. If the notice to cancel is received by the owner more than 12 weeks prior to the first day of the rental period only the deposit will be retained. If the booking is cancelled less than 12 weeks then the following charges will apply:

- Between 6 and 11 weeks from the first day of the rental period - 60% of the total cost.
- Less than 6 weeks from the first day of the rental period - 100% of the total cost.

(It is recommended that the client should purchase holiday insurance, inclusive of cancellation protection).

5. Rental periods will start at 4.00pm local time on the first day of the booked period and the property must be vacated by 10.00am on the last day.

6. Bookings are not acceptable if made by persons/children under the age of 21 years.

7. The use of the accommodation and facilities is entirely at the client's risk. No responsibility is implied or accepted by the owners or their agents for injury, for loss of damage to the client, visitors or their belongings howsoever caused. Baggage and personal belongings are at the client's risk at all times and no responsibility is implied or accepted for any loss or damage to any car or its contents. (It is recommended that the guest should purchase adequate insurance to cover all members of the group).

8. Children must be supervised by adults at all times when using or around the swimming pool. All persons use the pool and surrounding area entirely at their own risk. No diving is permitted at anytime and no glass objects are to be taken onto the pool/patio area at any time. **THE VILLA IS STRICTLY A NO SMOKING ENVIRONMENT.**

9. The Client is responsible for the property and is expected to take reasonable care of it at all time. All damaged and breakages are the legal responsibility of the client and their cost shall be refunded to the owners, by the client, upon demand. Any costs incurred by the owners for the maintenance, repairs or replacement of the villa, equipment, facilities or fixtures required, due to the misuse will be charged to the client. A security deposit of £300.00 per booking is to be paid by the client at the time of full payment. This will be refunded in full following a satisfactory report from the property managers and provided that no smoking has occurred in the villa during the booking. This refund will be sent to the client within 4 weeks of the Client's return.

10. Should the client consider that there is any reason for complaint whilst staying at the villa; the client must first approach the local managers, at the time that the complaint is discovered. If the client is not satisfied with the property manager's response the complaint must be followed up in writing to the owner within seven days of return.

11. The owners or their property managers will not be liable for any loss of delay to, or cancellation of the client's holiday due to industrial disputes, riots, threat of hostilities, political unrest, natural disasters, closure of airports or Seaports, aircraft grounding, adverse weather conditions or any other circumstances beyond their control.

12. This contract is subject to and shall be construed in accordance with the laws of England and the parties hereby within