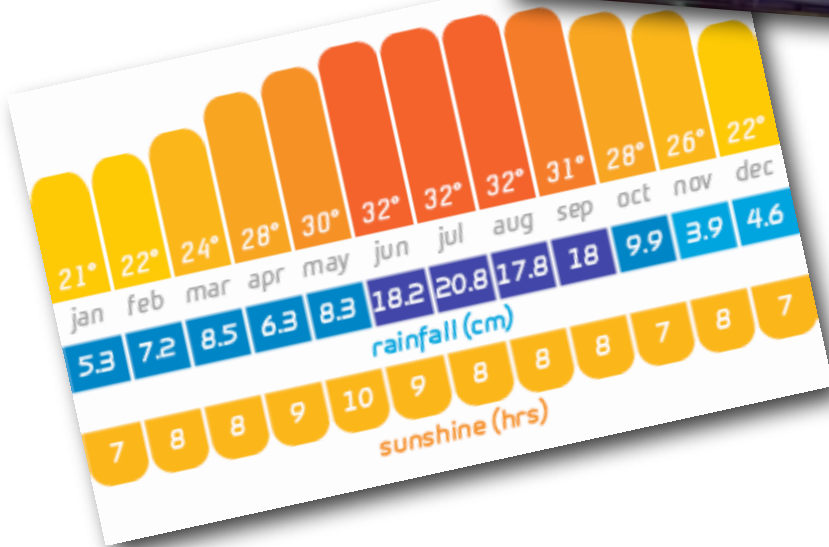


Floridavilla.com



Superior Executive Accommodation

a quick introduction



Why this home?

When we chose to purchase a home in Florida, we spent many days examining the various developments and show homes.

Eventually we found a home that stood out from the rest with a fabulous floor plan.

What we like about this floor plan in particular is this home offers two equally matched master bedrooms with en-suite bathrooms and walk-in wardrobes.

The two further bedrooms are equipped with twin beds and they have their own access to a shared bathroom. This effectively becomes another en-suite if only one of the twin rooms is being utilised!

Other facilities include:

- Electronic access (no keys to worry about)
- Relaxation / Games Room with slate bed pool table, Wii console etc.
- High speed wireless internet
- Fully equipped kitchen & separate utility
- Large flat screen TV's
- Beautiful colour changing pool
- Lanai (shaded patio area)
- Air conditioned / heated
- Tiled throughout, ideal for allergy sufferers

Now that we have wet you appetite, please read on, this brochure contains much more detailed information & pictures

simply beautiful



Beautiful palm's and an azalea shrub feature enhance the outside landscaping giving guests a great first impression that will continue throughout the home!



This beautiful pool can be heated in the cooler months.

EXECUTIVE HOME

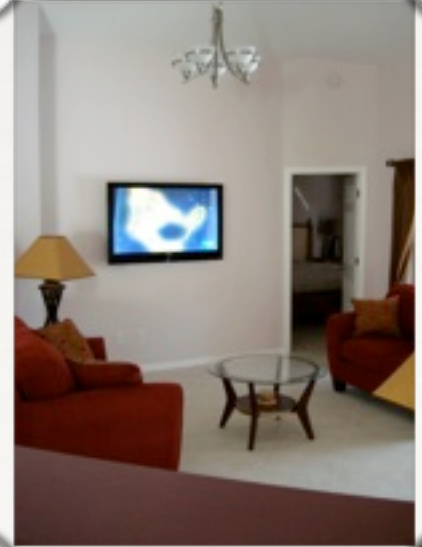
They call Florida, "The sunshine state" and Orlando, "The entertainment capital of the world".

These two statements symbolise what makes this one of the most fun packed holiday destinations in the world!

This villa is a luxury fully furnished home with 4 Bedrooms, 3 bathrooms and private pool.

This home has been upgraded to a high specification.

sumptuous furnishings



The lounge has a huge 50" flat screen tv and the beautiful chandelier can be dimmed to your preferred setting which it memorizes for next time.

Over 2000 sq. ft. of porcelain tile

We chose to install tile throughout the villa which we are immensely pleased with.

In a hot climate like Florida, we believe all homes should follow our lead but unfortunately due to the expense, its surprisingly rare to find a fully tiled vacation home!

Sumptuous furnishings

With this home we chose not to go the furniture package route which is a common option when owners buy a vacation home. It's the easy way to get a home equipped and ready for guests but the trouble with furniture package companies is they

only provide limited lines and this is the reason why most vacation homes all look similar. The heavily patterned and ornate furniture that is commonly stocked by these companies is not our cup of tea, so we chose to individually source good quality contemporary furniture ourselves.

Whilst we realise this style might not be to everyone's taste, we believe its less offensive to the eye, more practical and a refreshing change to the usual interiors of vacation rental properties.

Vaulted ceilings

The porcelain tile is excellent in helping to keep the house cool but

the home also benefits from vaulted ceilings and of-course has the essential air conditioning.

High Speed Internet

Wireless internet access is available in the villa. Many people need to stay in touch or even do a little work whilst away from home. Feel free to bring your laptop computer, with outside power sockets, you can even sit at the patio table and watch the kids play in the pool while checking you email.



luxurious bedrooms

Luxury doesn't mean expensive!

By sourcing all the furniture ourselves, we were able to obtain high quality furnishings that were no more expensive than the equivalent items would have cost had we used a furniture package company.

The result is we have a superior executive style home with exactly the same rates that we were charging several years ago for a 4 Bedroom villa!

Two Identical Master Bedrooms

This home has two identical master bedrooms which is often preferred by guests to homes that have one king and one queen room.

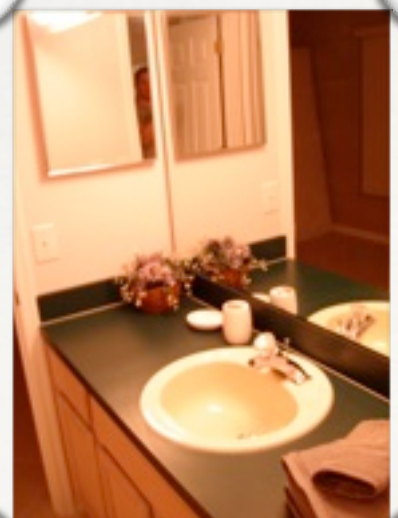
Each master bedroom has an en-suite bathroom, walk-in wardrobe, a huge california king bed, ceiling fan and large flat screen tv.



This is one of two identical master bedrooms with gorgeous marble top King bed sets.

Specifications in brief:

- Marble California King Bed Set
- En-suite Bathroom
- Walk-in Wardrobe
- Large Flat Screen TV
- Ceiling Fan



upgraded appliances



Upgraded appliances include our beautiful side by side refrigerator with individual power cooling compartments for your beverages and an ice & water dispenser.



relaxation & entertainment



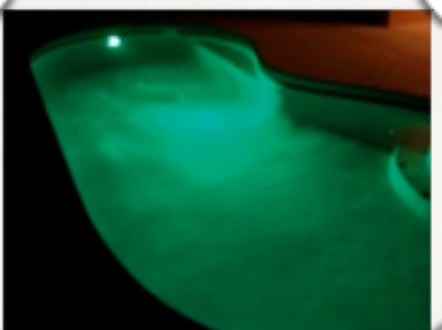
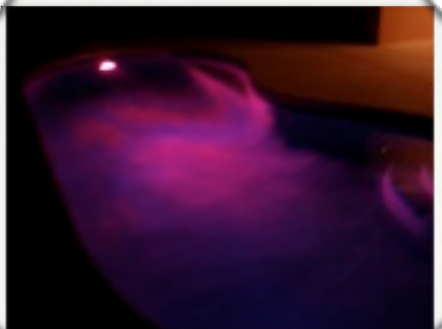
Relaxation & entertainment, that's what florida is all about !

So much entertainment, so little time, it's all about balance.

Our attention to detail was not limited to inside the property! Beautiful patio furniture and the pool is ready for children and adults alike to enjoy the florida climate.

For those warm evenings when you just don't want to go back inside, the colour of our pool can be set or cycled depending on your mood!

In the cooler seasons, the pool can be heated should you so desire for a nominal extra charge.



2009 - 2010 SEASON



<p><i>Jan, Feb, Nov e³ Dec</i> available from £395 per week approximately \$590 per week</p>	<p><i>Mar, Apr, May, Jun, Sep e³ Oct</i> available from £450 per week approximately \$670 per week</p>
<p><i>Jul e³ Aug</i> available from £495 per week approximately \$740 per week</p>	<p><i>Easter, Xmas e³ Half Term</i> available from £495 per week approximately \$740 per week</p>
<p><i>Pool Heating</i> £80 per week, approximately \$120 per week</p>	<p><i>Exchange Rates</i> as the exchange rates fluctuate all the time, the US Dollar rates are approximate {based around 1.50}</p>

Some tips for your visit

I recommend to everyone that they do themselves a little itinerary for their visit.

Print out a calendar from your computer and just pencil in the parks and things you want to do.

Separate the main park days with either a day shopping, a water park or simply a day relaxing by the pool. The last thing you want to do after spending several hours walking around a park is try to do it all again the next day.

If you make an itinerary, it doesn't mean you have to stick to it but it does make it easier to see exactly how much there is to do and help prevent you from having a totally exhausting trip.

It also makes it easy to swap days around, rather than constantly trying to think about what you still want to do and when you are going to do it.

No reason to book late

Securing your dates in our villa only requires a small booking deposit.

Once the booking deposit is paid, your dates are secured and the balance is not due until 12 weeks before departure!

The booking deposit comes off your total rental fee so when you secure your dates, you will simply have less to pay at the end.

So once you've decided to make florida your next holiday / vacation, it makes sense to book as early as you can. There is no point in doing all the hard work finding your perfect vacation home only to find it is already booked!

