

VILLA DESCRIPTION

Our beautiful self-catering villa is situated in Westridge, one of the most sought-after and prestigious communities in Orlando. With 1,678 square feet, our luxury villa sleeps 8-10 people (plus baby) and is available for rental year round.

Fully air-conditioned throughout, with ceiling fans and sliding patio doors to the pool area, it really is a home away from home, with a well-appointed dining room, large family room, gourmet kitchen, family bathroom, a beautiful en-suite king-size master bedroom leading onto the pool and three additional bedrooms with queen and twin beds.

Outside, the professionally landscaped area surrounding our 30' swimming pool is very relaxing with a covered patio and sun-resistant tables, sun loungers and chairs, all providing ample opportunity to soak up the incredible Florida climate or indulge in a little outside dining.

Close to all the major local activities, our Florida villa is located 15 minutes from Disney and Universal and 40 minutes from the Orlando International Airport. We are ideally positioned for you to explore Orlando and Florida, including the state's superb golden beaches and stunning coastlines, both of which are only an hour's drive away.

With our local management company 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 vacation.

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 holiday home is sure to be the best decision you've made this year.

VILLA FLOOR PLAN



Four Bedroom Two Bath

VILLA AMENITIES

- King Size Master Bedroom (en-suite)
- A Double Bedroom (Bedroom 3)
- 2 Twin Bedrooms (Bedrooms 2 & 4)
- Pull-out couch in Family Room
- 2 DVD/VCR Players
- Large TV in Family Room
- Inside Laundry Room
- Large Master Shower & Jacuzzi bath
- 2 Car Garage with Opener
- Enclosed 30" Heated Swimming Pool
- Updated Fixtures and Appliances
- High Speed Internet Connection
- Nintendo Gamecube for the Kids
- VHS movie collection onsite

Note: We have playpens, strollers and highchairs available if needed. There is no extra charge to use these items.

TERMS & CONDITIONS

Check-in is at 4:00 pm (EST) on the day of arrival.
Checkout is at 10:00 am (EST) on the day of departure.

There is no smoking allowed in our villa.

No Pets are allowed at our villa.

A \$150/£100 security deposit is required. It will be refunded 10 days after departure, minus any damages.

Cancellation Charges:

More than 8 weeks - The deposit
6 to 8 weeks - 50% of total rental costs
4 to 6 weeks - 75% of total rental costs
Less than 4 weeks - 100% of rental costs

Monthly Rental Rates (As of 9/1/03)

A \$300.00 deposit is required to reserve your booking.

Payments are accepted in US Dollars (\$) or British

Date Range		Rates			Minimum Stay
From	To	Season	Weekly	Monthly	
01/04/03	02/28/03	Low	\$600	\$1,800	6 nights
03/01/03	10/31/03	Mid	\$700	\$2,100	6 nights
11/01/03	11/23/03	Low	\$600	\$1,800	3 nights
11/24/03	01/03/04	High	\$800	\$2,400	3 nights
01/04/04	02/29/04	Low	\$600	\$1,800	6 nights

Sterling (£).

Credit Cards are accepted via PayPal.



WESTRIDGE – DAVENPORT, FLORIDA

Westridge is situated on US Highway 27, 3 miles south of the junction with highway 192. Westridge also offers easy access to Interstate 4, which will lead you to the beautiful beaches of Florida's Gulf Coast and the fabulous Busch Gardens theme park at Tampa Bay.

Alternatively, you may choose to visit other popular in Kissimmee and Orlando:

- Disney Parks – 15 Minutes
- Sea World – 15 Minutes
- Universal Studios – 15 Minutes
- Golfing – 20 Minutes
- Kennedy Space Center – 2 Hours
- Florida Beaches – 1-2 Hours

The map below shows you just how easy it is to find the Westridge community from Sanford and Orlando International Airports.



Letter from the Owners



Thank you for your interest in our Florida Villa. We hope you will find our luxury villa captivating and will consider booking a stay with us soon.

Having found the Florida lifestyle and weather very much to our taste and not to mention the incredible attractions and fabulous leisure pursuits that abound in this state, we were lucky enough to be able to buy a villa close to Disney.

To help with the expenses and because we eventually want to make this a retirement home, we decided to make the villa available to rent year-round. As it is currently our vacation home we have made it as comfortable and as much like home as we can and hope that our guests enjoy the atmosphere we have created when they stay.

Many of our guests have been trying a villa holiday for the first time and they are now converted to 'villa' holidays as the best form of accommodation!! They are experiencing luxury at a very inexpensive price and getting so much more for their money than just a hotel room!

If this is your first time to consider a 'villa' holiday, we hope you will give it a try and make a booking today. Once you have, you won't think about living out of a suitcase in a small, expensive hotel room EVER again!

NMD Realty
Attn: Kris Meier
PO Box 820524
Fort Worth, Texas 76182
866-295-4226 Office
817-428-6322 Fax
info@nmdrealty.com
www.nmdrealty.com
Managed by: Excel Management

NMD Realty Westridge Luxury Vacation Villa Davenport, Florida



15 Minutes From Disney World &
Other Major Attractions