

## **Aviana - Ocean - 155- \*\*LH\*\***

5 bed, 5 ½ bath Davenport home, with private pool and spa

- Luxury Villa
- Private Pool & Spa
- Games Room
- Upgraded Furnishings
- 15 Minutes From Disney

This five bed villa, situated in Aviana Resort, features five and a half bathrooms and can sleep 12. Ideal for large families or groups of families and friends, the home also offers perks including a private pool and spa.

The home comes equipped with every luxury imaginable, as well as top of the range furnishings including flat screen TV's throughout the house and a games room.

Whatâ€™s more, as the home is conveniently located to all the attractions, shopping, dining and golfing, getting around Florida from here is a breeze.

### Information

Kingsize 2

Queen 1

Full N/A

Twin 2

Sofa Bed N/A

Bathroom 5 ½

Private Pool Y

Spa Y

Internet Y

Games Room Y

### Description

This luxury villa has a 30ft private pool with spa, games room, free wireless broadband Internet, and a PlayStation 2 console. There are also plenty of infant-friendly amenities, including a crib, pushchair and highchair.

Situated on the Aviana complex, guests can enjoy plenty of amenities. The clubhouse is at the heart of the action with a large community pool surrounded by many sun loungers. Thereâ€™s also a beach volleyball court, gymnasium, computer room with free broadband access, and large indoor lounge room with TV and drinks facilities. Outside thereâ€™s a covered kidsâ€™ play area and a large fishing lake. These facilities are complimentary to all guests.

On the ground floor of the property guests will find a formal lounge with two settees, one of which easily converts into a double bed. Thereâ€™s also a formal dining area, which seats six, and a fully equipped kitchen with cooker, microwave, double size fridge/freezer, dishwasher and all new electrical appliances. The breakfast dining table here seats four and has good views of the informal lounge and TV.

The family lounge offers comfortable seating allowing guests seating to relax together. Patio doors lead out from this room onto the front deck. The lounge has a large 50" LCD HDTV with surround sound system, DVD player, and Nintendo Wii. For further entertainment, guests can head to the games room with its many amenities. It has a pool table, table football, large screen TV with PlayStation 2, electronic dartboard, CD player, and a bar with seating. There are also toys, board games and fishing rods available here.

The six bedrooms are located across the property and are all equipped with large flat screen TVs, cable, iPod charger alarms and telephones. The villa comfortably sleeps 12 (plus one infant). The ground floor master bedroom has a luxury king bed, 26" LCD TV and cable, walk-in wardrobe, and ensuite, with vanity unit, two person bath, double walk-in shower and toilet. This bedroom has brand new high quality bedding and a pillow top mattress, making the bed extremely comfortable.

Bedroom two is also a master with luxury king size bed. It also contains a full cot for infant if required, as well as an ensuite, LCD TV with cable, and comfortable bedding. Two further bedrooms with queen size beds also offer ensuites, while bedroom five and six are twin rooms. One of these twin rooms is themed as a Disney room with a novelty TV and DVD player. The twin rooms share a Disney themed bathroom with a bath/shower.

Outside, guests can enjoy the pool area. Supplied with ample seating and loungers the 30ft pool with wonderful spa feels amazing! If the sun is a little too much, guests can relax under the cooling fans in the covered area and cook up something on the gas BBQ.

Other perks of the property include air conditioning, laundry facilities, a monitored alarm system, free local calls and an electronic safe.

## Location

Aviana Resort is situated on the 17/92 with easy access to all the best attractions in Central Florida. Situated just 15 mins from Disney, Universal Studios and International Drive, and minutes from many popular shops and restaurants, thereâ€™s plenty to enjoy nearby. The home is also only five minutes from the I4, ideal for those wanting to explore the beautiful beaches on either the East or West coast.

Directly opposite the entrance to Aviana, guests will also find the wonderful Providence Golf Course and restaurant. A real treat for the discerning golfer!







































