

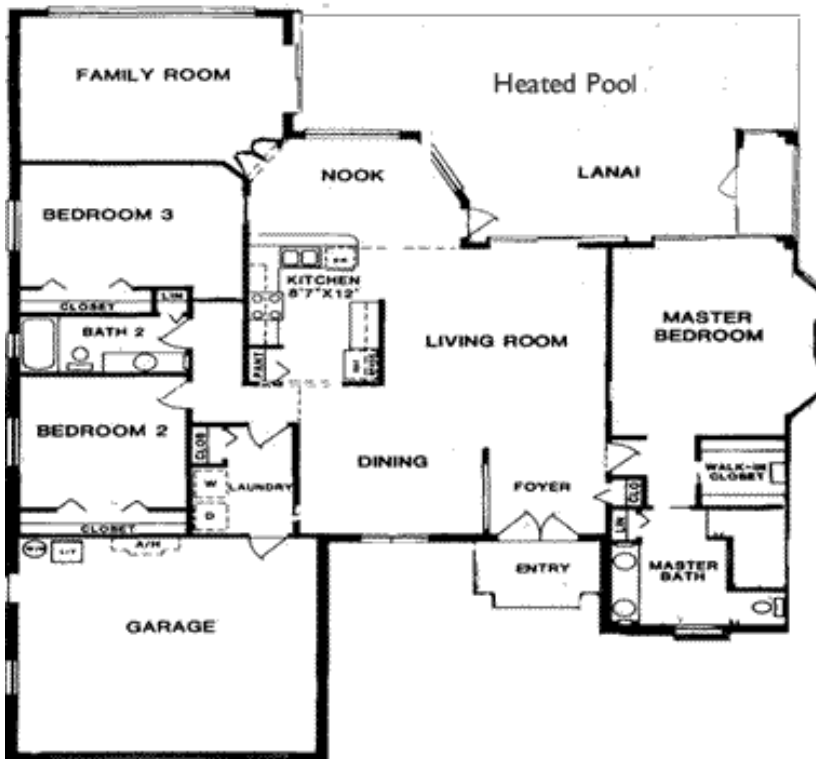
ROTONDA SUN



Our villa which was completed in August 2006 is situated on a freshwater canal which is part of the Rotonda River system. The rear of the villa is south facing which means that the pool area has the sun all day. This is particularly useful during the winter months when the days tend to be shorter. The rear of the villa is private which is ideal for sunbathers — no strolling golfers passing by and looking in!

The villa has a living space under air conditioning of 2200 sq ft. Each room with a ceiling fan has wall mounted fan speed controls and dimmer switches for ceiling lights for ease of use. For your safety each room is fitted with a smoke detector and the villa is also remotely monitored 24/7 for fire.

All linens are provided with spare sets of bed linen for each room. Beach towels are also provided as well as cool boxes, beach chairs and two bicycles if you are feeling energetic and wish to cycle to the nearby park or tennis courts.



Family Room

This is a large bright and airy room with magnificent views of the canal through the large picture windows where you can relax and watch the wildlife. There is a queen size sofa bed, a rocking chair, two side tables, two standard lamps, book case with a selection of books and games, storage footstool, digital widescreen TV with 5.1 surround sound DVD system. You can bring your own music on MP3 and plug it in. There is a ceiling fan with light fittings. You can access the pool and lanai through full length glass sliding doors. Double French doors into the nook mean that this room can be closed off for privacy when you want some time to yourself!



Nook

The nook is a bright and airy part of the villa with windows overlooking the pool and lanai. It is situated next to the kitchen for convenience and near the living room. There is a door to the pool area and the lanai. There is a table with four chairs for casual dining with a centre light feature over the table.



Living Room

A large carpeted living room luxuriously furnished with high quality furniture with sliding full length glass doors leading to the lanai and pool. There is a large comfortable sofa, a love seat, two side tables with lamps, coffee table, digital wide screen TV with DVD player, hi-fi unit with a selection of CDs, ceiling fan.



Dining Room

A carpeted separate formal dining area with high quality cherry wood furniture which includes a dining table and chairs to seat eight, a side board unit which holds table linens, and a centre light feature over the dining table. This room overlooks the front lawns.



Entrance hall

You enter the villa through the front door into a grand entrance foyer which is richly decorated and furnished, providing a spacious feel to the living areas.



Kitchen

The kitchen is fully equipped for eight people and includes a dish washer, infra red ceramic hob and oven, latest model fridge with bottom freezer and automatic ice maker, microwave, food processor, blender, double sink with garbage disposer. There is a full range of crockery including a teapot, egg cups, mugs, glasses, bowls, utensils, cookware, coffee maker, coffee grinder, electric kettle, and four slice toaster, telephone. The kitchen comes complete with a full set of unbreakable dishes, plates and glasses for use in pool area. There is a large larder cupboard with plenty of storage space. There are sliding doors which can close the kitchen area off from the formal dining room.

**LAUNDRY ROOM**

This room containing the large top loading washing machine and top of the range dryer is separate from the living areas and leads into the double garage. There is a large pantry style cupboard containing cleaner, brushes, mops etc.

Lanai

The swimming pool is one of the best features of our house facing due south and measure 26x14 feet with steps and a swim seat. At the deep end the pool measures 6 feet. There is a pool bathroom with external shower.



Pool

The pool is covered in a "cage" which sounds strange but for those of you who know, this is an essential that allows all the gorgeous sunshine in but keeps all the creepy crawlies out!

There is a selection of pool furniture, including sun loungers, side tables, towel holder. In the Lanai area is a large table seating 6 which is perfect for outdoor dining. On the deck we provide you with a large gas BBQ, big enough for any feast.



The pool temperature is normally in the 70s, however, it can dip below that in the cooler months. We can provide additional heating to a temperature of between 80 and 85 degrees (depending on the air temperature) but unfortunately an additional charge is necessary to cover the cost. Be wary of solar heated pools as they may not provide adequate heat when you most need it. Our pool is professionally cleaned on a weekly basis all year round.

Master Bedroom

The extra large master bedroom has a king size bed in a delightfully furnished room with two side tables with lamps, clock radio, mobile telephone with answering machine, rocking chair, large chest of drawers with mirror and TV on its own stand. The full length glass sliding doors open out to the 26ft pool ideal for that early morning swim. The en-suite bathroom incorporates "his & hers" vanity areas, hairdryer, a wicker chair, a large roman style walk in shower and a separate toilet. There is a large linen cupboard with a full range of towels provided. There is a large walk in wardrobe which will hold all of your clothes. There is a ceiling fan with dimmable lights and two recessed lights over the bed should you wish to read at night.

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Master Bedroom En Suite Bathroom

The en suite bathroom has his and her hand basins, a large walk in shower, ample storage for towels and a separate toilet enclosure. The vanity unit provides additional storage and houses a hairdryer.



Queen Bedroom

This room is tastefully decorated and contains a queen size bed, two side tables with lamps, clock radio, chest of drawers with mirror, TV with DVD player on its own stand, ceiling fan with dimmable lights, large walk in wardrobe



Twin bedroom

The brightly decorated twin bedroom is a large room which is fitted with twin beds, side table with lamp, clock radio, chest of drawers with mirror, large walk in wardrobe, TV with DVD player on its own stand, ceiling fan with dimmable lights.



SECOND BATHROOM

This bathroom is located between the queen and twin bedrooms. It has a tub, shower, toilet, vanity unit with sink, hairdryer and a large storage closet with a range of towels provided, including beach towels

Garage

The double garage with a remote control up and over door leads into the villa through the laundry room. There are two adult bicycles with safety helmets, a wash tub, beach chairs and space for two cars.

The owners can be contacted directly about bookings by phone

Dialling from outside the uk use +44 28 90779120 where the + is replaced by your international dialling code

In the UK you can dial 028 90779120

Alternatively you can e-mail them at info@rotondasun.com